

APPLICATION NO: 15/00202/FUL		OFFICER: Miss Michelle Payne	
DATE REGISTERED: 4th February 2015		DATE OF EXPIRY : 1st April 2015	
WARD: Pittville		PARISH: NONE	
APPLICANT:	William Morrison Estates		
LOCATION:	3 Cleevelands Drive, Cheltenham		
PROPOSAL:	Demolition of existing dwelling and construction of single block containing 9 apartments, alteration to site access and associated hard and soft landscaping		

REPRESENTATIONS

Number of contributors	100
Number of objections	100
Number of representations	0
Number of supporting	0

108 Cleevelands Avenue
Cheltenham
Gloucestershire
GL50 4PX

Comments: 22nd February 2015

I wish to object to this application due to concerns regarding:

- (1) inadequate parking provision on site;
- (2) size and scale of the development being out of keeping with the neighbouring properties and surrounding area;
- (3) increased light pollution;
- (4) on street parking on Cleevelands Drive close to junction with Evesham Road and the blind corner on Cleevelands Drive;
- (5) increased pressure on the current drainage / sewer services;
- (6) negative impact on the privacy etc. for neighbouring properties; and
- (7) increased traffic on Cleevelands Drive.

The flats have been designed in such away as once built more bedrooms can be added or even broken up into bed sits or student accommodation thus impacting even more on all of the above. The site would be better used for conventional housing to the same scale and aesthetics as the surrounding buildings with adequate parking and gardens.

112 Cleevelands Avenue
Cheltenham
Gloucestershire
GL50 4PX

Comments: 22nd February 2015

I object to planning permission being granted because of the increased amount of traffic that will be generated in Cleevelands Drive.

With just the one entry and exit into/out of the Cleevelands, getting out onto the Evesham road can be difficult at any time but when the races are on, this can be a nightmare. More on-street

parking in Cleevelands Drive near the junction with Evesham road could cause serious accidents to both road users and pedestrians alike.

120 Cleevelands Avenue
Cheltenham
Gloucestershire
GL50 4PX

Comments: 22nd February 2015

I object to the planning application because of the cars from the development parking on the entrance road to the estate. The Cleeveland development further down the right road have cars parked outside on the road, from this i guess the same will happen with this new development causing problems entering and existing Cleeveland Drive. On race days when the parking restrictions are not in place it is very difficult to gain access to the estate.

The Bothy
Cleevelands Avenue
Cheltenham
Gloucestershire
GL50 4PY

Comments: 22nd February 2015

We completely object to the conversion of a single house into flats/apartments. This is so out of keeping with the character of the area and will make Cleevelands Drive unsafe for drivers and pedestrians alike.

We have seen the consequences of the Town Houses being built further along Cleevelands Drive, where, despite car parking being provided, many cars park on the road making it extremely dangerous driving along this stretch from Cleevelands Avenue. To add further cars to the road, near a very busy junction with Evesham Road is totally irresponsible and will result in a major accident. It goes without saying that residents these days have a car each so 9 dwellings 2 cars each 18 cars not enough car parking = disaster is this what the council want?

During race meetings the parking on Cleevelands Drive is extremely dangerous and should not be allowed where will these additional cars park! It is irresponsible.

The area on Cleevelands Drive should be protected as a part of the culture and heritage of Cheltenham not ripped to shreds and replaced with flats which are out of character and not in keeping with the housing on either side on the road.

The infrastructure in this area is inadequate currently you cannot allow it to get any worse and become dangerous!

122 Cleevelands Avenue
Cheltenham
Gloucestershire
GL50 4PX

Comments: 24th February 2015

I am very disappointed that planning permission is still being sought to develop this plot. Regardless of whether there are 9 dwellings or 14, (as in the original plan which was turned down), there are still going to be the same issues, in particular with occupants parking their vehicles on the road regardless of the number of spaces made for them within the grounds. This is borne out by experiences with the newer flats that were completed 2 years ago near the other

entrance to Cleavelands Avenue. Initially people parked within the grounds of the flats but now many park on the road outside and cause problems for drivers turning out of Cleavelands Avenue onto Cleavelands Drive.

I would also like you to refer to the letter I wrote to complain about the original plan as I don't think enough has been changed to make the new scheme any more acceptable.

94 Cleavelands Avenue
Cheltenham
Gloucestershire
GL50 4PX

Comments: 25th February 2015

My husband and I strongly object to this development. Firstly the new build would not be in keeping with the area at all. My main concern however is the safety of access from the Evesham road and around the bend as you come into the road. The increased traffic and parking requirements for the site so close to the Evesham road will increase the likelihood of accidents along this stretch of road which I already have concerns about, not to mention the problems that construction traffic would bring during the build which from experience with the Chestnuts will take months.

There is inadequate parking for the Chestnuts which has caused an increase in parking on the street. This will only get worse with this development causing further road safety problems.

Comments: 10th June 2015

I raised an objection to this development last time the proposal was changed. My concerns previously remain the same despite the so called revision of the planning application by the builders.

The access to Cleavelands drive is at the top of the list for my concerns. There are around 220 households that use the only exit to our road. It is here that they will be most affected by heavy building vehicles blocking access and making the already dangerous blind bend on that road even more hazardous, after having to endure the build of a similar apartment block on that road a few years ago it will happen all over again. The extra parking required by the residents of these apartments will impinge on the already busy road, caused mainly by the lack of parking at the other apartment block on the road. Getting in and out of the exit onto the Evesham road will be more difficult and dangerous as heavy vehicles will be parked right opposite that exit for access to the site which will go on for many months.

The development is still not in keeping with the local area and will be a real eye sore for this lovely area that we have lived in for the past 8 years.

23 Cleavelands Avenue
Cheltenham
Gloucestershire
GL50 4PY

Comments: 28th February 2015

I object most strongly to the development at 3 Cleavelands Drive for the following reasons.

The existing dwelling fits in perfectly with its surroundings which a block of apartments would not.

Only a developer would suggest an inadequate number of parking spaces to support the apartments in the planning application. The situation further along the road at the Chestnuts is a good example of this.

Suggestions have been made for residents and visitors to park their cars in the 'Park and Ride' or the Pump Room car park. What a cheek! Presumably they have sought permission from the relevant parties for this to happen. Bear in mind also the Pump Room car park is locked at night.

Moving here 38 years ago there were no cars parked on pavements or blind bends, now it is the norm in both Cleavelands Drive and Avenue. This new development will not improve the situation and should not be allowed to go ahead for the sake of safety.

Comments: 16th June 2015

I wish to reconfirm my objections to the proposed development at No 3 Cleavelands Drive.

Parking in Cleavelands Drive is already a problem and further vehicles parked on the stretch between the Evesham Road and Cleavelands Avenue turning (blind bend) will inevitably result in an accident. I have already seen a number of near misses on this stretch due to speed on the bend.

We agree with our neighbours that this is the wrong type of development for this area. Developers create problems and walk away leaving residents to suffer the consequences. This development should not be allowed to go ahead.

21 Cleavelands Avenue
Cheltenham
Gloucestershire
GL50 4PY

Comments: 24th February 2015

As a resident of Cleavelands I wish to strongly register an objection to the proposed development at 3, Cleavelands Drive. This is following exactly the same pattern at happened further up the Drive at the Chestnuts. Original application for way more than the developer ever required was refused, revised plans for less accepted.

This is gross over development of the site. The existing property is in keeping with the area and has ample parking. Whatever happened to turning down garden grabbing developments? This is not just grabbing, it is obliterating any chance of a garden.

Parking will also be a huge problem with the sites proximity to Evesham Road. Overspill parking is already a major problem both on the Drive and Avenue with cars on blind bends and close to junctions. This development will only make matters dangerously worse.

I urge you to turn down this application.

4 Cleavelands Drive
Cheltenham
Gloucestershire
GL50 4PP

Comments: 21st February 2015

There appears to be a lack of attention to detail in the application, it is not clear why the quality of the submission is so poor. For example, the written application states 20 parking places, the drawing only shows 18. A drawing shows bound gravel for the hard landscaping, whereas the written submission (section 11.00) states block pavements. Some of the plans show the bungalow at 3a set further back than it actually is (reference google earth). Whilst these are not necessarily major issues, they are easily identified by someone with no building knowledge. My concern is

that there are more serious errors in the submission that would require a more detailed knowledge of building design to identify.

A change was made to the submission on 18 February, though not all of the relevant drawings/views etc were updated with this change (e.g. PL006).

8.00 An entrance is shown on Evesham Road, but it is not clear as the purpose of this. Currently there are no parking restrictions there, so visitors could park on Evesham road to access the property. On the face of it this would be a good thing as it would help slow down the traffic on Evesham Road, however, it is more than likely any vehicles would actually be parked over the pavement, rather than on the road, so endangering pedestrians lives walking past. There is a layby opposite the entrance, but it is doubtful any visitor would use that. Mention is also made of the park and ride as a parking facility. No one is going to use this when there are wide grass verges nearby that could be parked upon (section 5.00), or the pavement in Evesham Road.

The application is for 2 bedroom properties, whereas some of them appear to have 3 bathrooms, so in reality it is not 2 parking spaces per dwelling, but something less than 2.

The carriageway outside of the property is around 5.5m wide, so any parking will reduce the road to one car width. This happens on some racing days, but is only a few days a year, not the whole year.

The ceramic cladding is a greyish colour, and doesn't look in keeping with other buildings in the area, and on a building so out of scale with the neighbouring buildings it looks even worse.

Planning statement 5.5

There is limited parking outside the property due to the proximity of the junction with Evesham Road, and a blind bend entering the estate. The road outside serves as the only vehicular access into the estate, and cars permanently parked there will cause an obstruction. There is no provision for visitor parking on the site.

Other concerns:

The construction now involves a much larger amount of excavation than the previous application, so requiring bigger and more vehicles. This will damage the pavements (which are quite well used by pedestrians), and no doubt stray onto the grass verges opposite the site. The planned entrance has been moved to avoid tree roots, but large heavy contractor vehicles will be a risk to the tree roots when they access the site.

There is no mention of parking for tradesmen during construction, again this will lead to dangerous parking on the road, or use of the verges (as happened further along the Cleavelands Drive, and even opposite the proposed development). There is a layby on Evesham road, but it is unlikely that will be used when pavement parking is so close.

As the application states that the park and ride is suitable as visitor parking I request that if the building goes ahead a condition is attached that ALL vehicles not parked within the site boundary are parked at the park and ride, after all the developers claim it is a reasonable place to park, so should be happy to accept such a condition.

Comments: 24th June 2015

I would like to object to it on the basis of traffic issues.

I don't believe that just because the highways department didn't object it means there is no problem. I doubt they are around the area on the 12 race days the area isn't cordoned off. The traffic parks all over the place, but at least generally between 9-6.

If the flats are approved it is likely the traffic will be either blocking the pavement or parked along the road in the evenings. This of course makes a bigger hazard, which then leads to yellow lines which then won't be enforced.

22 Cleevelands Drive
Cheltenham
Gloucestershire
GL50 4QB

Comments: 20th February 2015

I note with regret that CBC seems to intend the continued alteration of the residential nature of Cleevelands Drive by approving another dense development of the Chestnuts type.

My strong objection remains parking and traffic flows. Given that two or more car ownership by households is common, the provision of parking on site is inadequate since there will also be vehicles associated with visitors. CBC clearly got this issue wrong on the Chestnuts site where there is permanent on-street parking by up to seven vehicles, a nuisance to other traffic. If the same mistake is made with the new development a line of on-street parked vehicles close to junctions and a bend will constitute a major traffic hazard.

Comments: 15th June 2015

We object to the proposed development on two grounds in particular.

1. Its nature is not in keeping with the existing character of the area, which is one almost entirely of single detached dwellings.
2. It will cause predictable traffic dangers. It is adjacent to three T junctions and a blind bend. Residents' access, particularly leaving the site, will be hazardous. The development will inevitably cause on-street parking at this point, as is permanently the case (often with a long line of cars) outside the Chestnuts. In combination with the existing highway features, such parking is certain to cause a major problem.

114 Cleevelands Avenue
Cheltenham
Gloucestershire
GL50 4PX

Comments: 22nd February 2015

As has happened with the previous development in Cleevelands Drive, where a single property was replaced with multiple dwellings (i.e. gated plot with townhouses), I believe the residents of these proposed flats, even when given allocated parking, would still park on Cleevelands Drive. This will cause an obstruction to traffic.

And as this development is so close to the junction with Evesham Road, this would cause considerable problems with access for residents of the Cleevelands Estate. As the Cleevelands only has one point of access in and out (to the Evesham Road), anything that will effect this would cause serious issues.

Also I believe that that part of Cleevelands Drive's aesthetic, of single properties on larger plots, would be substantially effected for the worse by this high-density development.

62 Cleevelands Drive
Cheltenham
Gloucestershire
GL50 4QB

Comments: 22nd February 2015

I wish to object to this application due to concerns regarding:

- (1) already not sufficient parking In area;
- (2) would be an eyesore size not in keeping with the neighbourhood
- (3) increased pollution
- (4) make blind corner more dangerous
- (5) impact privacy on neighbours

Comments: 13th June 2015

I would like to lodge my strong objection to this development which would be totally out of character with the neighbouring properties and surrounding area. It would also cause significant light nuisance, noise pollution and increase the problems with the street parking and already dangerous traffic flow on and around the blind corner.

The Cygnets
87 Cleevelands Avenue
Cheltenham
Gloucestershire
GL50 4QA

Comments: 1st March 2015

We write to object to the above development on the following grounds:-

- The inappropriate style and scale of the development
- The creation of a precedent which would lead to further such developments in the immediate area
- The disruption to traffic flows

We have extracted elements of the applicant's Planning Statement (emboldened and italicised below) and then countered with our comments on the various assertions made.

We trust that your Officers will diligently assess the validity of our contentions and weigh them properly when deliberating on the application.

Please note: Each numbered reference below has been directly copied from the applicant's Planning Statement. Following each extract is our detailed analysis which informs our bulleted objection above.

Planning Statement extract

2.5 Cleevelands Drive itself comprises an eclectic mix of different property styles ranging from contemporary three storey townhouses at the Chestnuts, larger detached two storey housing, through to a number of 1960's bungalows. The subject property upon the application site is a circa 1950's rendered property under steeply pitching pitched plain tiled roof covering. The corner house (Cleeve Lodge) is an attractive turn of the century two storey dwelling finished in facing brickwork with decorative sculpted fascias.

Our comment

Whilst the total mix of housing fronting onto Cleevelands Drive may be fairly described as 'eclectic' as a whole, the original 1950s/1960s 'larger detached two-storey housing' forms the majority, defines the area's overall ambience and is pleasingly sympathetic to the Drive's wide, tree-lined nature. Such housing extends along both sides from the junction with Evesham Road and originally terminated just beyond the northern branch of Cleevelands Avenue. The inclusion of the 9 three-storey townhouses at The Chestnuts (2011-12), plus the adjacent 4 three-storey townhouses built as part of The Cleevemont development (ca. 1970s) are not representative of the area's overall architecture and should not be relied upon as precedent for more such residential development. Cleeve Lodge does indeed possess some attractive architectural features, as do many of the other properties in the category.

Planning Statement

2.6 From Evesham Road the application site is largely concealed to view by the well-established tree and hedge growth along the highway verge.

Our Comment

Notwithstanding the fact that the proposed development will be 'concealed to view' from certain viewpoints, it has the typically formulaic appearance of much apartment housing built since 2000 and it is unsympathetic to the local architectural environment (with the notable exception of The Chestnuts, with which it shares some standardised 'contemporary' traits)

Planning Statement

4.3 Where the Planning Authority cannot demonstrate a five-year supply of deliverable housing sites paragraph 49 confirms that: - Housing applications should be considered in the context of the presumption in favour of sustainable development.

4.4 At the present time the Council currently has an undersupply of housing land and thus do not have a five year supply. Saved Local Plan policies, which seek to restrict housing development should thus be regarded as out of date.

Our Comment

We do not doubt that this site is capable of sustainable development. However, the scale of this application is inappropriate on at least two grounds.

The first of these involves precedent. Some 8 years ago, we believe there was a proposal to develop the eastern side of Cleevelands Drive from the site of The (original) Chestnuts down to the Evesham Road and involving some 90 dwellings. We understand that this proposal did not proceed to a formal application. The (new) Chestnuts development was originally refused on many grounds that could seemingly be applied to this proposal (see CBC ref 06/01867/FUL), but was subsequently allowed without, apparently, many specific changes answering the Council's original objections.

When the (new) Chestnuts development was granted permission, a subsequent 'domino effect' proposal was for ca. 15 apartments to be built of the combined sites of Broadmayne (CBC ref 08/00422/FUL), Quietways and Pineways. We do not intend to engorge the size of this objection by including the all the reasons the Officer put forward as they still stand on your records. A single quote from the then-current PPS1 condition (sub-section ii) will suffice. It stated that any sustainable development should 'protect and enhance natural and historic environments and the quality and character of existing communities'. We maintain that the scale and design of this proposal does not fulfil that requirement and, further, we assert that all the objections made to this historic application apply equally to this proposal.

The 'danger' of precedent may be readily appreciated in the light of the foregoing attempts over recent years to develop the eastern side of Cleevelands Drive. Should this application succeed, the way would be cleared to perhaps another 50 apartments of similar 'contemporary' style

unsympathetically fronting Cleavelands Drive and forming a busy, ungainly and damaging change to the environment's ambience.

The second point is that of density. As stated above, we believe the application site suitable for sustainable development, but at a much lower level. Were between 3 and 4 single-family, 2-storey homes to be placed on the 0.26 ha site, a density of 16 dph would be more in line with the western side of the Drive (at 13 dph as currently developed). There would, in our opinion, be a much higher level of demand for such homes; indeed, The (new) Chestnuts apartments took an unusually long time to sell ' in excess of 18 months. This application would result in a 36 dph density. With reference to the Precedent element of our objection, we note that the entire eastern side of the Drive covers ca. 1 ha and has 16 dwellings, 9 of which comprise The (new) Chestnuts development. Were all of the remaining 5 large sites to be developed at the same density as this proposal there would be the potential for a dph of between 40 and 50 which is similar to that of The Cleevemont site, with its 'relatively high' density of 46 dph, Lowering the density as we have proposed above might not require the demolition of No 3; 3 of the 4 1960s 2-storey detached on the western side of the Drive between Evesham Road and Huntscote Drive have been refurbished in recent years and were quick to sell thereafter with their up-to-date yet sympathetic looks.

Planning Statement

5.4 The site access arrangement, on site vehicle and cycle parking arrangements (for the refused scheme) were the subject to discussion between the applicant highway engineers and the county council as highway authority. The highway authority subsequently withdrew their original objection to the scheme. This revised proposal seeks a lower density of 9 apartments in lieu of 14, with the same access position (as previous refused scheme) and on-site parking ratio of 2 spaces per unit in comparison to 1.4 for the previous scheme. I thus do not expect a highway object to this revised proposal. The highway report has not been updated as highway grounds were not cited as a reason for refusal upon the previously refused scheme.

5.5 Furthermore, on street parking within Cleavelands Drive is not restricted and with the majority of properties having plenty of on-site parking there is ample parking available in the area to serve the development's needs without causing highway danger or obstruction.

Our Comment

The high-density proposed for this site will have a negative impact on traffic flow in spite of the Highway Authority's reported lack of concern. The Planning Statement assertion that 'on-street parking is not restricted [with] ample parking in the area to serve the development's needs' would seem to ignore the reality of residents' parking habits of the similar development at The (new) Chestnuts. Between 3 and 4 of their vehicles are routinely parked on the highway, creating a chicane in the Drive near its northern junction with Cleavelands Avenue. This is however less of a problem than that which would occur at this site with its close proximity to Evesham Road. There are frequently several vehicles waiting to exit onto Evesham Road, such vehicles often being inhibited from moving out due to incoming traffic, especially from the north. We have frequently experienced this phenomenon ourselves when turning into the Drive between breaks in the trunk road's busy flow only to be faced with one or more oncoming vehicles on the wrong side of the road having been forced there by the 'unrestricted parking' outside the application site. We contend that this would create a hazard and inconvenience to current residents of The Cleavelands as a whole. We further wonder whether the Highway Authority have taken into account that The Cleavelands is on the Driving Standards Agency's standard route list and copes with an average of up to 10 learner drivers per hour entering and exiting onto the Evesham Road.

Planning Statement

6.8 Cheltenham is particularly constrained with the vast majority of the town being subject to special controls including the Central Conservation Area. Conversely

the urban fringe is equally constrained through the Green Belt and ANOB designations which surround the town.

6.9 At the same time Cheltenham remains a prosperous and pleasant place to reside, however, to maintain that status growth and redevelopment require that additional land for housing is provided.

Our Comment

An article in The Gloucestershire Echo on July 08, 2013 related that 'There are enough brownfield sites in Cheltenham to satisfy the town's housing need for four years, statistics show. There are more than 40 hectares of previously developed land which has been abandoned or is unused in the town, enough to build almost 1,700 homes, according to figures from the borough council.' We are of the strong opinion that no permission should be granted for undeveloped or greenfield sites until all existing brownfield sites have been used, notwithstanding developers' inherent tendency to 'go for the easy option' at the risk of rendering Cheltenham a less-pleasant place to reside.

Planning Statement

6.10 Having regard specifically to the Local Plan and SPD, I conclude that the development is respectful of existing development forms and patterns and affords a higher density development whilst meeting the objectives of ensuring that scale, height and massing of the development are appropriate to the site and wider environs.

6.11 Similar proposals have been permitted at the junction of Evesham Road and West Approach Drive and the Pond House to the north end of Pittville Crescent at its junction with Albert Road. Both these aforementioned sites are located within the Central Conservation Area

Our Comment

We cannot agree with the applicant's conclusion that 'the development is respectful of existing development forms and patterns'. He goes on to exemplify 'similar' developments at The Pond House, Pittville Crescent and at Marle Rise, West Approach Drive. We strongly claim that there is no similarity between the context of these developments and that of Cleavelands Drive. Both Pittville Crescent and the West Approach Drive/Evesham Road locale comprise large multi-storey properties with many originating from the development of the Pittville Residential estate in the second decade of the 19th century. Whether old or new, and with only few exceptions, they share similarities of scale, presence and architectural finish and detail. Both the design and scale of the proposed apartments are completely unsuitable for this site.

Comments: 11th June 2015

We wish to object to the above development on the following grounds:-

1. Its inappropriate style and scale
2. The creation of a precedent which would lead to further such developments in the immediate area
3. The disruption to traffic flows

We request that you read the following detailed information that underlies the bulleted objections above:-

1. The previous (2011, The Chestnuts) development further to the north on Cleavelands Drive is of a similar 'contemporary' (and we feel formulaic) design. It at least had some sympathy with the existing buildings on its northern side and thus merely continued an already incongruous scale and style to the Cleavelands estate. This development will stick out like the proverbial sore thumb between the elegant 'Gate House' to its east and the bungalow to its west.

2. There have been multiple applications to demolish and develop the northern/eastern side of Cleavelands Drive in the past decade. In respect of an application in 2008 for Broadmayne some 100m away (08/0422/FUL), this was the first conclusion of the Planning Officer's lengthy report to the Committee in objection:

"[that] The area of land under consideration - Zone A- [the eastern side of Cleavelands Drive] has a character which is strategically important to the town in contributing to the verdant, semi-rural approach from the north. It is also unique in its immediate neighbourhood, a link with the historic landscape of the area, a green lung and valuable resource for biodiversity. It is currently subject to pressures to demolish existing buildings and redevelop at considerably greater density. There are concerns that any consequent loss of vegetation and a more formalised treatment of street scene and the place generally, will adversely affect the character of the area."

Following this report, CBC changed its policy on the development of gardens from regarding them as Brownfield sites to Greenfield. In so doing it virtually admitted that the permission already given to The Chestnuts had been in error and that further such development should be discouraged, town-wide.

Five years later in 'The Cheltenham Plan - Draft Vision & Objectives' document of December that year, the third Theme was that Cheltenham should be "A place where the quality and sustainability of our cultural assets and natural and built environment are valued and recognised locally, nationally and internationally".

Selectively, the objectives linked to the Themes were [to...] "Recognise the local distinctiveness of Cheltenham's various neighbourhoods, promoting their integration and regeneration where appropriate", "Ensure that new communities are integrated with neighbouring communities to promote cohesion and reduce social isolation", "Conserve and enhance Cheltenham's architectural, townscape and landscape heritage, particularly within the town's conservation areas", "Support provision, maintenance and continued investment in a high quality public and private realm, including formal and informal green spaces and private gardens that contribute to local amenity and wildlife biodiversity", "Manage and reduce the risk of flooding within the borough".

We maintain that, were permission for this proposed development to be given, it would represent a complete U-turn for CBC from the well-thought-through policies of 2008 as well as being an abdication of the spirit of the 2013 Draft Vision.

3. Some 200 households share a single access into and out of The Cleavelands Estate. There are already issues with on-street parking outside The Chestnuts and there is no reason to believe that the same phenomenon would not occur outside this proposed development.

However, The Chestnuts hiatus occurs well away from a road junction, on a straight stretch of the road and at a point where the carriageway is some 0.6m wider than at the site of No.3.

The application site is only approximately 20 metres away from the junction with Cleavelands Drive with the A435 trunk road, only approximately 20 metres away from a blind bend further up the Drive, and at a pinch-point in the carriageway.

Traffic problems were foreseen, ignored and yet have occurred with The Chestnuts. Should this application be successful, they will occur here too, and increase over time with the additional developments that must follow as detailed in our point 2 above.

The fact that there is no longer a 'Road Safety Committee' is no reason to ignore the 'facts on the ground' when considering the application.

Oaklands House
18B Cleevelands Drive
Cheltenham
Gloucestershire
GL50 4QF

Comments: 16th February 2015

I object to the planning application, reference number 15/00202/FUL

The proposed development is yet another cell block design, which is totally out of keeping with the immediate neighbouring houses. Is it the Council's intention to approve the construction of this bizarre style of apartment block on every plot that becomes available to the east side of Cleevelands Drive, as properties with large gardens are sold? Will we eventually see a continuous line of these apartments from The Chestnuts to the Evesham Road?

Block style buildings with flat roofs are high maintenance. This can be seen in Albert Road, where relatively new apartments have been smothered in scaffolding for several weeks.

There is a tendency for new apartments to be purchased as second homes, which does little to alleviate the current housing shortage.

I do not object to the site at 3 Cleevelands Drive being developed. Traditional looking family homes have been built in Hill Court Road. Why cannot something similar be done in Cleevelands Drive?

Comments: 2nd March 2015

The revised plans do nothing to enhance the appearance of the block design. The proposed new building is totally out of keeping with the immediate neighbouring properties.

Comments: 1st June 2015

I object to the planning application 15/00202/FUL to build apartments at 3 Cleevelands Drive. It is not in keeping with the character of the immediate neighbouring properties. I do not wish to see every house and bungalow to the east of Cleevelands Drive replaced with Mediterranean style apartment blocks. If the house at Cleevelands Drive has to be demolished then I would like it to be replaced with quality family homes with pitched roofs.

20 Cleevelands Avenue
Cheltenham
Gloucestershire
GL50 4PS

Comments: 29th May 2015

I object to the revised plans. There are too many apartments planned for the site and the proposed building is too big and does not fit into the area.

My main concern on a day to day basis is the on street parking that will result if the building goes ahead. I was angered to read the comments made in the Revised planning statement report. It says "6.6 Furthermore, on street parking within Cleevelands Drive is not restricted and with the majority of properties having ample on-site parking." The current properties on this stretch of Cleevelands Drive all have well in excess of the proposed parking allocation for the new apartments, so residents in the Cleevelands estate can currently safely enter and exit the Evesham Road. Even when someone pulls in to post a letter on this small stretch of road in Cleevelands Drive there is a danger to other road users. The proposed new apartments would undoubtedly generate a need for parking on a daily basis that would spill out onto Cleevelands Drive causing a hazard to the existing residents of the estate.

16 Cleevelands Avenue
Cheltenham
Gloucestershire
GL50 4PS

Comments: 23rd February 2015

I object most strongly to this application as the planned building is totally out of character with the surrounding area of the Cleevelands. The existing development of the Chestnuts is an eye sore which we do not want repeated. I have always been told that 2 wrongs do not make a right. If this continues we will have square boxes all along the north side of Cleevelands Drive.

The revised proposed entrance and increase of traffic will still increase the risk of accidents this near to a junction with a major road.

6 The Cleevelands
Cleevelands Drive
Cheltenham
Gloucestershire
GL50 4QF

Comments: 23rd February 2015

Letter attached.

Comments: 10th June 2015

Letter attached.

54 Cleevelands Avenue
Cheltenham
Gloucestershire
GL50 4PS

Comments: 16th February 2015

I object to the planning application, reference number 15/00202/FUL

The proposed development is the same poor design as the previously submitted one, which is totally out of keeping with the immediate neighbouring houses. It seems to be the Council's intention to approve the construction of this style of apartment block on every plot that becomes available in this area. Why can't more traditional family homes be built on this plot? From the plans it is difficult to see where the entrance is. There is a dangerous bend next to this plot. More traffic may result in more accidents.

Comments: 10th June 2015

The three story building will overlook the other properties. The basement rooms will not have sufficient light. Visitors to the flats will have park on Cleevelands Drive on a very dangerous bend. The development is not in keeping with the houses around it.

24 Cleevelands Drive
Cheltenham
Gloucestershire
GL50 4QB

Comments: 4th March 2015

As a resident of Cleevelands Drive I strongly object to the new proposed development of the 3 storey block of 9 flats at 3 Cleevelands Drive.

The size and density is still overbearing and not in keeping of the character of this pleasant residential area.

We have all experienced the on-road parking since the Chestnuts development was built making the road a single lane and making it dangerous.

Most households have more than one vehicle and the proposed provision of parking on the site is totally inadequate. There will be more on-road parking near to the Evesham Road and will cause difficulty to negotiate entering and leaving Cleavelands Drive. The road will become even more dangerous.

Please do not allow the proposal to go ahead and spoil the character of this beautiful and peaceful area.

Comments: 15th June 2015

With reference to the proposed planning application I strongly object on the following points:

1. The proposed scheme of 9 flats is too large.
2. The scheme is out of character with the surrounding houses - as is the Chestnuts!. The roof line appears to be higher than the surrounding properties which is not sympathetic to the area.
3. The access to the proposed development on Cleavelands Drive will create an even more dangerous corner with Evesham Road than at present. It is near a blind bend and there are already problems caused by this and the occasional parked cars.
4. More on street parking will occur as we have already seen since The Chestnuts has been built. The road is too narrow and there have been many near misses trying to overtake these parked vehicles.
5. This is the only access for Cleavelands Estate residents to the Evesham Road. There are also a number of driving schools that use the junction of Cleavelands Drive and Cleavelands Avenue for practice, making more vehicles trying to exist onto Evesham Road.
6. Flats are inappropriate in this established area of mature houses. A smaller number of individual houses would be better.

Cleeveway Cottage
Cleavelands Drive
Cheltenham
Gloucestershire
GL50 4QD

Comments: 25th February 2015

The revised planning proposals for the development of 3 Cleavelands Drive do not take into account or resolve the key issues and problems associated with

- a. the visual impact
- b. the potential traffic problems
- c. the privacy of current residents

Concern about these problems have already been set out in detail and submitted by other residents of Cleavelands Drive and Cleavelands Avenue and I fully support them.

I am registering my objection to the development and request that planning permission is refused.

Greenways
5 Cleevelands Drive
Cheltenham
Gloucestershire
GL50 4QD

Comments: 18th February 2015

Further to the application for planning permission of a further 9 flats and 18 parking spaces and the demolition of the existing house at 3 Cleevelands Drive Ref: 15/00202/FUL. I would like to express my concerns and reason for objection to this planning application.

The proposed development will not be in keeping with the Cleevelands Estate. The Cleevelands Estate in my opinion has had enough new development over recent years that we have now reached saturation point with regard to the increased number of dwellings.

Cleevelands Drive is already experiencing problems with increased sewage systems, increased noise and disturbance levels, increased traffic and road safety issues. In particular I would wish to make a point of the road safety issue and request that the county highways make a full and thorough assessment while considering this application.

To build a new development comprising a three storey block of 9 apartments with an extra 18 plus cars would cause a catastrophic impact on our road safety in an already very busy residential area.

8 Cleevelands Drive
Cheltenham
Gloucestershire
GL50 4QF

Comments: 20th February 2015

I have studied the plans for this proposed development and I strongly object to the proposal. The adverse impacts of this proposal significantly and demonstrably outweigh the benefits.

The plans as submitted represent overdevelopment of the site. The development is not of an appropriate character and in my view does not accord with issued guidelines relating to garden development. It is contrary to and detrimental to the character of the immediate area. In particular, as with the previous submission, it does not take into account the style of the majority of properties in this quiet residential area. It is inappropriate to quote the previous development of a site such as The Chestnuts, which may have been accepted as a one off, but clearly unacceptable as a template for all future development on Cleevelands Drive. For these reasons the application should be rejected.

The planned development is invasive in scale, in height and massing, and therefore has an unacceptable impact on neighbouring properties. A block of apartments as submitted will be extremely detrimental to properties around the site. Neighbouring properties will be negatively impacted, and as a community and as a borough we should not allow this to happen. For this reason the application should be rejected.

The particular constraints of this site have not been taken into account. Another eight dwellings with typically two cars each adds to the already difficult traffic access to Cleevelands Drive at peak times. There remains also an increased risk of accidents due to parking obstruction around the proposed site access on the corner, as has happened around the access to The Chestnuts. For this reason the application should be rejected.

I understand the need for additional housing in our town and would support the addition of two or three homes in character with the area. I hope my strong objections to this inappropriate development will be considered seriously by the planning authority.

Comments: 6th June 2015

I object to the planning application 15/00202/FUL, now in its third submission. Please see my comments registered in February which are just as relevant to this revised plan.

I am very disappointed that the central objection, that of replacement of a single family home by a three storey block of nine apartments, is not being heeded. Successive plans are making amendments to mitigate some detailed issues raised, but the CHARACTER and the SCALE of the proposed development in this particular area is not appropriate. The prospect of this development going ahead is causing concern and distress to many local residents - see the number of objections raised - and has the very worrying danger of creating precedence for future change of use of larger single dwelling residential plots. I would not object to plans for site development of a small number of individual residential properties in a design consistent with surrounding housing.

69 Cleevelands Avenue
Cheltenham
Gloucestershire
GL50 4QA

Comments: 21st February 2015

I wish to object to this application due to concerns regarding:

- (1) inadequate parking provision on site;
- (2) size and scale of the development being out of keeping with the neighbouring properties and surrounding area;
- (3) increased light pollution;
- (4) on street parking on Cleevelands Drive close to junction with Evesham Road and the blind corner on Cleevelands Drive;
- (5) increased pressure on the current drainage / sewer services;
- (6) negative impact on the privacy etc. for neighbouring properties; and
- (7) increased traffic on Cleevelands Drive.

Comments: 29th May 2015

I objected to the original application and as has been mentioned by many of the other comments here I see no evidence in this revised application of any of my concerns having been addressed.

I continue to have considerable concerns regarding the following points:

- (1) inadequate parking provision on site;
- (2) size and scale of the development being out of keeping with the neighbouring properties and surrounding area;
- (3) increased light pollution;
- (4) on street parking on Cleevelands Drive close to junction with Evesham Road and the blind corner on Cleevelands Drive;
- (5) increased pressure on the current drainage / sewer services;
- (6) negative impact on the privacy etc. for neighbouring properties; and
- (7) increased traffic on Cleevelands Drive.

10 Cleevelands Drive
Cheltenham
Gloucestershire
GL50 4QF

Comments: 23rd February 2015

I would like to register our strong objection to this proposal following close examination of the application. It is important that our local Planning Team appreciate the impacts to the local area and that the increased risks are recognised and avoided, as well as ensuring the preservation the unique character and environment of the Cleevelands Drive area. My objections are detailed below and I would be most grateful if you could ensure my strong views are made clear to the planning committee.

1. Exacerbation of existing traffic and road safety concerns at the corner of Cleevelands Drive and the Evesham Road

The junction of Cleevelands Drive with the Evesham Road is the sole vehicle access for over 200 houses. At peak times this busy junction already causes congestion but more importantly further development will increase the existing road safety issues. We exit via this road several times every day and regularly experience and witness issues with oncoming Evesham Road traffic. Despite the speed limit oncoming vehicles make it a challenge to exit the road safely at busy times. Increased congestion will inevitably result in more risks being taken by vehicles exiting onto the Evesham Road traffic. There have been a number of incidents and near misses at this junction over the last few years, despite the official records. As recently as this summer glass at least 2 minor collisions have occurred to our knowledge. Any major increase in the number of vehicles using this junction regularly will undoubtedly significantly increase road safety risks as well as inconvenience existing residents.

2. Significant increase in street parking in Cleevelands Drive and neighbouring streets

The planned allowance for off-street parking is inadequate. The parking space ratio will clearly be insufficient for 9 two and three bed apartments, let alone including a provision for visitors and trade services. The development of 'The Chesnuts' has already had a detrimental effect on the semi-rural Cleevelands area, traffic and on street parking issues. It is inevitable that more cars will be parked on Cleevelands Drive itself and nearby streets, close to the proposed entrance to the site. The proposed entrance is on a short stretch of road mid-way between the junction with the Evesham Road and a sharp blind bend in the road. This corner already causes regular problems and has been the scene of a number of near misses. With even a few cars regularly parked on this stretch, road safety would be severely compromised and increase risks for vehicles coming around the blind bend to exit Cleevelands Drive, as well as the inevitable degradation of the grass verge as vehicles attempt to reduce risk by parking with wheels on the curb.

This situation already arises occasionally during most Cheltenham Racing days and other events such as the Cheltenham half marathon when people use Cleevelands Drive for convenient parking. This cannot be allowed to happen permanently to the detriment of road safety and local residents.

3. Worsening of existing surface water drainage and run-off issues

Cleevelands Drive already suffers regularly in times of heavy rain. Cleevelands Drive sits on Marle Hill, this combined with the local subsoil results in regular flooding across the area in adverse weather. In fact the area directly across from the proposed development is flooded as I write due to recent rain, affecting the southbound Evesham Road. Any major development such as this will increase the flood risk in the area as more run-off area is asphalted and developed.

A number of residents are also concerned about added pressure of the existing main drain system. Some residents of Cleavelands Drive including myself have already experienced issues with drains in the area in recent times, particularly since the development of 'The Chestnuts' development further along the road.

4. Intensifying the impact of previous development and degradation of the character and environment of the Cleavelands Drive area

Destruction of arguably the most pretty and imposing property in Cleavelands Drive will have a further significant negative effect on the area and will inevitably affect the desirability of existing properties. Development of 'The Chestnuts' has already had a detrimental effect on the semi-rural Cleavelands area and the residential mix. Please ensure that such 'garden grabbing' development cannot be allowed to happen under our local Cheltenham Planning Policy in what is a treasured Cheltenham conservation area, greatly valued by existing residents.

5. Inappropriate Development Appearance and Design

The proposed development is inappropriate for Cleavelands Drive area both in appearance and the modern design. The proposed property appearance is not in keeping with surrounding predominantly attractive 1950's low density semi-rural, one and two storey properties. The proposed development is bounded by bungalows and 2 storey dwellings and will encroach on these properties privacy, and will arguably introduce a legal nuisance through loss of light and increased noise pollution from significantly increased vehicle and resident activity on their boundaries.

6. Dangerous Site Access

In addition to the parking issues detailed above, the planned site access is inappropriate for the proposed development. The bend in the road, combined with the close proximity to the Evesham Road junction will increase road safety risks. Access via the Evesham Road would alleviate this risk but would not address issue 1 above.

7. Dangerous precedent for future development of the Cleavelands Drive area

Finally, extending issue 4 above, we are gravely concerned about the precedent such a proposed development will have on the area in the coming years. There are several large plots along Cleavelands Drive which if allowed to be developed based on the precedent set by 'The Chestnuts' and this new development, will be bought by 'garden grabbing' developers. This will lead to further significant degradation of the character and semi-rural nature of Cleavelands Drive and will completely destroy the environment the existing residents enjoy.

In summary, this type of over development and urbanisation of our treasured leafy Cheltenham suburbs must be stopped for the reasons detailed above. As residents we rely and trust in our local Planning Team to hear our concerns and make the right decision on our behalf.

Quiet Ways
9 Cleavelands Drive
Cheltenham
Gloucestershire
GL50 4QD

Comments: 17th February 2015
Letter attached.

Comments: 16th June 2015

Comments regarding Planning Application for the Demolition of 3 Cleavelands Drive and construction of a single block of 9 Apartments with alteration to site access and associated hard and soft landscaping. Revised information. Application 15/00202/FUL

For the avoidance of doubt the resident OBJECTS to the application as amended by the revised submitted information for the reasons stated below.

On the 17th February 2015 I forwarded comments regarding the information submitted with the application covering such issues as:

1. General Character of surrounding environment and contextual setting of the proposed development, content of the Planning Statement,
2. Massing of the development.
3. Visual Impact
4. Traffic
5. Design Standards required, development type, car parking layout, access and egress, refuse collection, cycle storage, aesthetics / elevational treatment, design layouts and amenity.
6. Sustainability
7. Landscape and ecology
8. Foul and surface water drainage
9. Management of the development

Having reviewed the latest submission, and with very few exceptions, all of my previous comments apply equally to the revised information as they did to the original. I would also like to add the following

1. General.

The submitted documents fail to establish the true character of the site / development or there contextual setting within the Cleavelands Estate. This is a fundamental issue highlighted by the Architects Panel Comment 13th Mar 2015 ' whether a block of apartments was the correct approach and that the use of the site for large single dwellings might better complement the surrounding grain and typology'.

I would also refer to the 'Character Analysis ' Cleavelands Drive' prepared in May 2008 as part of the determination of Application 08/00422/FUL. The Analysis provides a very clear and definitive understanding of the character of the Cleavelands Estate highlighting the constituent parts which are considered important both in the wider context of the surrounding area but also regarding individual plots. The Analysis makes reference to various Parliamentary Planning Policies which at the time were the relevant guidelines within the process of determining applications ,and, whilst it is appreciated these no longer have that status the vast majority of the points raised and the character criteria identified remain relevant to this day

2. Design / design changes.

The Design and Access Statement Addendum 11th May 2015 notes in detail the minor revisions to the architectural design of the proposed development. Whilst these can be clearly seen this really is just faffing about at the edges. How many attempts are needed before an acceptable scheme materialises? The real design issues are character, context and suitability all of which the application fails to recognise or analyse, in short it's the wrong scheme for the site.

The penultimate paragraph of the DAS Addendum is I would suggest completely irrelevant as there are many alternative schemes all of which are viable and far more suited to the site.

3. Sustainability.

The Planning Statement makes constant reference to the site and the development as being sustainable yet fails via recognised good practice and generally accepted definitions to establish that either the site or the proposed development is actually sustainable. I fail to see how the presumption within the NPPF regarding sustainable development can be cited as a reason for granting consent if sustainability of both the site and the development has not demonstrated.

4. Planning Statement.

Para 2.2 Simply referencing a sites location and noting transportation modes does not result in a site being highly sustainable.

Para 2.5 I refer to the 'Character Analysis 'Cleavelands Drive' document noted earlier which far better analyses the true character and contextual setting of the site and surrounding area.

Para 2.6 A large proportion of the tree and hedge growth fronting the Evesham road is deciduous in nature and as a result provides vistas into the various plots of the Cleavelands Estates during many months of the year.

Para 2.7 Firstly see the comment above at 2.6. Secondly, the hedge screening which currently exists is of poor general quality and low level, it will not provide adequate screening to primary living spaces locations at 1st and 2nd floor levels.

Para 3.1 If the statement made were correct then we would not be looking at a variation of the first proposals. Such relevant planning issues as scale, prominence, impact on landscape setting, biodiversity, urban grain, respect existing development patterns etc. etc. should be taken account of all comments which have been made within the many objections.

Para 3.2 -

Parking - As each application should be viewed on it's own merits why hasn't a revised traffic assessment been undertaken for the latest scheme particularly as the residents comments made are based on detailed local knowledge? The same applies to Traffic, Road Safety, and Access.

Design / Character / Not in Keeping. Whilst this may be a subjective judgement, the judgement should be made against criteria assessed and analysed as part of the Character Assessment for the site and surrounding area, see earlier comments.

Drainage / Flooding. The site has a underlying strata of clay which will almost certainly result in any SUDs scheme locally flooding, particularly as the run off from a larger building will be greater than that experienced on the current site. Site investigation and porosity testing should be undertaken to demonstrate suitability of SUDs and hydrology design criteria set prior to determination of the application. Have the Environment Agency and local Drainage Authority been notified of the proposed scheme?

Pollution / Noise These are material considerations in the determination of the application as they both impact Amenity enjoyed by surrounding residents. It is not only about waste, it's about increases in the threshold regarding light and noise pollution together with the frequency within the 24 hour day these increases will be suffered by local residents.

Garden Grabbing The proposed scheme appears to contradict the considerations for garden development contained within the SPD and repeated by EJ under paragraph 7.6

Privacy Whilst the scheme may have been adjusted to address separation distances, the fact still remains that the proposed scheme places primary living spaces (lounges, dining areas, kitchens, terraces etc.) at first and second floor levels detrimentally impacting the amenity of local residents all of whom currently only experience secondary spaces (bedrooms, bathrooms etc.) at 1st floor level

Precedent Comment regarding individual merits noted, appears contradictory when applicant relies on precedent (developments at West Approach Drive and Pittville Crescent) to support proposed scheme!

Family Homes Instead Suggested by many objectors and noted by the Architects Panel. Family homes do not have to take the form of town houses.

Loss of Trees and Open Space The proposed scheme by its very size and mass impacts the open vistas across the Cleavelands from many location points. Again this is in conflict with the character of the surrounding area. See document referenced above.

Sustainability. The application has failed to demonstrate the sustainability of either the site or the development in line with generally accepted definitions and recognised good practice.

Para 3.4 As each scheme should be considered on its own merits then the latest version should I suggest be reviewed again by Highways.

Para 3.5 The comments regarding settled communities and every promoted contemporary scheme in Cheltenham are irrelevant, each scheme on its merits within an identified context. The note regarding start afresh and re design from first principles is difficult to understand as the current amended proposals are just a variation on the theme of both the original and the recently refused scheme.

Para 5.2 See earlier comments regarding sustainability and the fact this has not been demonstrated in line with recognised definitions and general good practice.

Section 6 The revised statement fails to identify the true character of the Cleavelands, as noted earlier and as such the proposed scheme is out of character when judged against criteria such as those identified within the document Character Analysis Cleavelands Drive.

Para 6.5 The comment regarding parking ratios aligns with that of the Chestnuts where unfortunately parking issues regularly occur particularly with regard to visitors. This will lead to traffic and safety problems and the scheme should again be referred to Highways for comment.

Para 6.6 The comment made is irrelevant. The unrestricted nature of parking on Cleavelands Drive is a benefit currently enjoyed by all local residents and the wider community, why should residents and the wider community be disadvantaged by overflow car parking materialising from this scheme?

Para 7.7 and 7.10 and 7.12 See earlier comments regarding Character / Context. I fail to see how the proposed scheme, the site and the surrounding area of the Cleavelands can be reconciled with the criteria identified within the SPD regarding considerations for garden schemes!

Para 7.15 and 7 17 See earlier comments regarding sustainability.

Para 9.1 to 9.3 I strongly disagree with the comments made. I believe there will be parking and safety issues on Cleavelands Drive associated with proposals if granted. I do not believe the proposals are in keeping with the character of the Cleavelands as noted numerous times previously and neither the site nor the development has been suitably assessed in terms of sustainability.

For all of the above reasons I strongly believe permission to redevelop as proposed should be refused.

39 Cleavelands Drive
Cheltenham
Gloucestershire
GL50 4QD

Comments: 4th March 2015

My wife and I wish to register our objections to this second proposal and fervently believe that it should be refused for the following reasons:

1) UNACCEPTABLE IMPACT OF THE PROPOSED DEVELOPMENT ON THE LOCAL AREA

This revised application for 9 apartments does not appear to be dissimilar in building capacity to that of the first application. In fact some of the internal rooms appear larger than before.

The monolithic style block is entirely contrary to the character of the immediate area and appears a classic case of profiteering and garden-grabbing, detrimental to the local environment, which is contrary to the National Planning Policy framework.

It still conflicts with the requirements of local planning policy and would change the quiet residential and semi-rural nature of the road which was predominantly designed for low density one and two storey properties.

The size and positioning of the development creates a harmful impact on the adjacent dwellings (two of which are bungalows) in terms of loss of privacy and light. The addition of 9 dwellings will significantly increase the number of people and vehicle movements and, as a result, local residents will experience an unacceptable increase in the ambient noise level. This would be overbearing and out of character with the current residential mix.

Viewed from Evesham Road and Cleavelands Drive, the building will appear dominant and inappropriate. The mature trees in Cleavelands Drive will not diminish the visual impact nor will the hedgerow and trees on the Evesham Road boundary.

The consultee comments, made by the Cheltenham Civic Society on 2nd March appear confusing, when compared to some of its own objectives.

When commenting on the Pittville Student Village proposal recently, it stated:

Pittville is a vitally important part of the town and any development in this area must be sympathetic to its character and of real architectural quality. What is needed so near the Pittville Park should have a Park-like or garden city feel to it.

According to a recent local newspaper article, the Civic Pride Initiative is built around 7 main objectives intended to support sustainable development by:

Supporting the objectives of urban and rural renaissance, by improving the character of townscape and landscape; promoting good design; creating and reinforcing local distinctiveness, respecting built heritage and fostering peoples attachment to places; promoting accessibility by making places that connect with each other and are easy to move through, putting people before traffic and integrating land uses and transport.

Cleavelands Drive is not a million miles away from Pittville Park. In fact many would agree that it is actually no further than the proposed Student Village.

Should not Cleavelands Drive, therefore, also have the right to expect the same degree of sympathetic treatment ,when it comes to character and real architectural quality, as is being shown to the proposed Student Village?

2) INCREASED TRAFFIC AND PARKING ISSUES

The only route available for traffic to enter or exit the Cleavelands area (consisting of Cleavelands Drive, Cleavelands Avenue, Cleavelands Close, Huntsfield Close and Cleavelands Courtyard) is via a T junction adjacent to the busy Evesham Road.

In addition to visitor and trade vehicles, the drivers from over 200 dwellings in this area (with an average of over 2 vehicles per household) are required to travel past the site of the proposed development in order to leave or return to the estate.

Traffic pressure near this junction often causes backing up of vehicles along Cleavelands Drive in an area which is already aggravated by the blind bend in close proximity to the Proposed Site and the T junction.

There is presently an overspill of vehicular parking onto the road, and sometimes pavement, outside the recent Chestnuts Development in Cleavelands Drive and it follows that there will be an even greater quantity of displaced vehicles from the proposed development, due to the limited number of off-street parking spaces being provided.

With another possible 30+ new apartment residents, and therefore many more vehicles entering and exiting their properties from Cleavelands Drive, near a blind bend and a busy T junction, the probability of vehicular and pedestrian accidents is increased and congestion may increase towards saturation point.

3) DRAINAGE AND FLOODING

The existing property discharges foul and surface water to a combined sewer located within Cleavelands Drive. However, there are already serious issues with the existing sewerage system along this road and the proposed development of another 9 apartments will place increased pressure on it due to the considerable increase in inhabitants.

Further coverage of open land, by the erection of the apartments, will limit the natural soak-away effect of the immediate area, increasing surface water and raising the risk of potentially more flooding in the vicinity.

We trust that you will examine and investigate all objections and subsequently refuse this second application.

Comments: 17th June 2015

My wife and I wish to register our objections to this second proposal, having found nothing encouraging or constructive in the recent revisions put forward by the developer.

We find that much of the recent Planning Statement by Ernest Jones appears to be bias and ambiguous in its attempt to try and justify this unwelcome and incongruous application. Terms used, such as "Matter of subjective Judgement", express nothing positive and I trust that the Planners will see straight through this.

We fervently believe that this second application should be refused for the following reasons:

1) UNACCEPTABLE IMPACT OF THE PROPOSED DEVELOPMENT ON THE LOCAL AREA

This revised application for 9 apartments does not appear to be dissimilar in building capacity to that of the first application. In fact some of the internal rooms appear larger than before.

The monolithic style block is entirely contrary to the character of the immediate area and appears a classic case of profiteering and garden-grabbing, detrimental to the local environment, which is contrary to the National Planning Policy framework.

It still conflicts with the requirements of local planning policy and would change the quiet residential and semi-rural nature of the road which was predominantly designed for low density one and two storey properties.

The size and positioning of the development creates a harmful impact on the adjacent dwellings (two of which are bungalows) in terms of loss of privacy and light. The addition of 9 dwellings will significantly increase the number of people and vehicle movements and, as a result, local residents will experience an unacceptable increase in the ambient noise level. This would be overbearing and out of character with the current residential mix.

Viewed from Evesham Road and Cleavelands Drive, the building will appear dominant and inappropriate. The mature trees in Cleavelands Drive will not diminish the visual impact nor will the hedgerow and trees on the Evesham Road boundary.

The consultee comments, made by the Cheltenham Civic Society on 2nd March appear confusing, when compared to some of its own objectives.

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Should not Cleevelands Drive, therefore, also have the right to expect the same degree of sympathetic treatment ,when it comes to character and real architectural quality, as is being shown to the proposed Student Village?

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The only route available for traffic to enter or exit the Cleevelands area (consisting of Cleevelands Drive, Cleevelands Avenue, Cleevelands Close, Huntsfield Close and Cleevelands Courtyard) is via a T junction adjacent to the busy Evesham Road.

In addition to visitor and trade vehicles, the drivers from over 200 dwellings in this area (with an average of over 2 vehicles per household) are required to travel past the site of the proposed development in order to leave or return to the estate.

Traffic pressure near this junction often causes backing up of vehicles along Cleevelands Drive in an area which is already aggravated by the blind bend in close proximity to the Proposed Site and the T junction.

There is presently an overspill of vehicular parking onto the road , and sometimes pavement, outside the recent Chestnuts Development in Cleevelands Drive and it follows that there will be an even greater quantity of displaced vehicles from the proposed development, due to the limited number of off-street parking spaces being provided.

With another possible 30+ new apartment residents, and therefore many more vehicles entering and exiting their properties from Cleevelands Drive, near a blind bend and a busy T junction, the probability of vehicular and pedestrian accidents is increased and congestion may increase towards saturation point.

3) DRAINAGE AND FLOODING

The existing property discharges foul and surface water to a combined sewer located within Cleevelands Drive. However, there are already serious issues with the existing sewerage system along this road and the proposed development of another 9 apartments will place increased pressure on it due to the considerable increase in inhabitants.

Further coverage of open land, by the erection of the apartments, will limit the natural soak-away effect of the immediate area, increasing surface water and raising the risk of potentially more flooding in the vicinity.

We trust that you will examine and investigate all objections and subsequently refuse this second application.

4 Cleevelands Close
Cheltenham
Gloucestershire
GL50 4PZ

Comments: 22nd February 2015

As a family living in Cleevelands Close we moved to the area for its attractive range of houses, tree lined roads and spacious feel.

The range of different period houses makes it a characterful area and we would aspire to live in a lovely property like number 3 Cleveland s drive.

We see it as a total disregard for the surroundings that another property would be demolished for the financial gain of an individual that would impact on all the community in such a large way.

Demolishing another detached house and cramming in as many flats as possible is something that is being made all too common. Not only does this effect the look and feel of an area but it also risks the safety of other residents.

Cleveland s drive has already had a block of new build flats/terraced houses built in place of a detached residence and this is definitely not something that can be an argument to help this current proposal. It certainly is not a good representation as to how successful it can be and be used to back up the proposed development. The design isn t in keeping with the area and the parking situation causes safety issues.

The parking is a continuing problem, spilling out onto Cleveland s drive causing obstruction and dangerous conditions for other residents that are forced into oncoming traffic, this would be something that would be even more dangerous by the entrance to Cleveland s drive. Motorists have to accelerate off Evesham road to safely avoid the busy traffic that is coming towards them. This means they are already entering Cleveland s drive at speeds that make it dangerous when other motorists are on the wrong side of the road driving round parked cars on Cleveland s Drive. This is a problem that happens on race days but would become a daily problem and a risk to public safety when residents of the 9 flats which would have at least two cars per flat park on the road.

Even if enough spaces are provided for eighteen cars, there will always be visitors parking in the road causing the same problem.

I totally object to this proposal and think that an example should be set that we need to keep character in our towns and stop packing people in like sardines. The highways impact is far too high and the visual impact would change the whole feel to the area and the entrance to the road.

32 Cleevelands Drive
Cheltenham
Gloucestershire
GL50 4QB

Comments: 25th February 2015

Nothing has changes my mind in this new application from the last time. My first thoughts are for the over spill of vehicles from this development coming on to Cleevelands Drive and causing

chaos at the entrance of Cleaveland Drive and Evesham Road. We have also experienced problems in the last 2 years with traffic parked on the road from "THE CHESTNUT" development. There is no reason I can see to demolish a beautiful looking house and replace it with a unsightly box type building which is not in keeping with the surrounding area

Comments: 17th June 2015

Having studied the revisions for the second application we cannot see anything that would alter our previous opinion.

We still strongly object to this amended planning application for all the reasons that have been raised before, as follows:

The number of apartments may have been reduced, but, reducing the proposed dwellings to nine still does not address any of the issues raised previously.

Our main concern is the safety of other road users, including cyclists and pedestrians in Cleavelands Drive and Cleavelands Avenue due to the development being only a few paces away from the blind bend on Cleavelands Drive, and also the close proximity to the junction with Evesham Road and the impact parked cars and increased traffic will have on safety issues on the very busy Evesham Road, when exiting or entering Cleavelands Drive.

Additional pressure on existing drainage problems in this area also remain a concern, together with the visual impact of such a development that would be totally out of character in this tree-lined area where most properties are bungalows or two storey buildings. It would have an overbearing impact and mean loss of privacy for neighbours.

As it is inevitable that residents/visitors would park in Cleavelands Drive, we would ask that the planning committee or a representative would familiarise themselves with the area, particularly at busy times, to see how these parked cars would make Cleavelands Drive very dangerous as vehicles are then forced to approach the blind bend, or the junction, on the wrong side of the road.

We also think the lack of attention to detail as a whole in this application is a concern, illustrated by the Architect's errors, using the wrong street names on their drawings and specification (eg Cleavelands Road and Cleeve View Road).

We think it would be extremely irresponsible and negligent to allow this application for this development to proceed.

We hope that this application will be refused.

4 Cleavelands Drive
Cheltenham
Gloucestershire
GL50 4PP

Comments: 18th February 2015

Letter attached.

1 The Cleavelands Courtyard
Cleavelands Drive
Cheltenham
Gloucestershire
GL50 4QF

Comments: 3rd March 2015
Letter attached.

Comments: 15th June 2015
Letter attached.

16 Cleavelands Drive
Cheltenham
Gloucestershire
GL50 4QF

Comments: 5th March 2015

I would like to add my objection to this development. The proposal is out of character for the area and poses a serious traffic risk (which has not been fully recognised by the Highways Authority).

The design and scale of the proposed development is overbearing and of poor quality and will lead to the degradation of the character of this distinctive area of Pittville.

Approval for this development will provide a dangerous precedent for the future of this area.

Comments: 11th June 2015

I write in connection with the above planning application. I have examined the plans and I know the site well. I wish to object strongly to the development of these apartments in this location.

Cleavelands Drive, and the wider Pittville, is an area where development proposals should be considered very carefully: infilling ("Garden Grabbing") would ruin the essential character of the area and this development would be overbearing at a particular 'bottleneck' at the only access for all residents in Cleavelands Avenue and Cleavelands Drive. The traffic implications at the Evesham Road junction have not been fully considered and if this development goes ahead a serious accident at this junction is inevitable. The protection of Pittville's visual and historic style is essential to maintain this part of Cheltenham's character : the National Planning Policy Framework states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. This development fails to enhance the area, rather it's design is dull and uninspiring and totally out of keeping with the area.

The proposed siting of the development is particularly ill-considered: the site entrance is close to the Evesham Road junction as to be a danger to all those who daily use the sole access to their properties. The site is overbearingly close to existing residences causing loss of visual aspect and privacy and increasing noise. The design is unimaginative out of keeping with the nearby buildings .

Furthermore, there is no need for this kind of open market housing in the area. Cheltenham has allocated housing development land to meet the requirements of its Local Plan's policy. Cheltenham has sufficient apartments existing and in development and the need is more for larger houses (which would also be in keeping with the immediate area). The only identified need is for affordable housing for residents who work locally and this development does nothing to satisfy this need.

Approving this proposal would set a dangerous precedent for Cleevelands Drive (and other nearby residential streets) . For example, numbers 5 and 9 Cleevelands Drive have sufficient space for similar developments ; but do the Planning Authority really wish to alter the nature of the area to the extent of changing it into a road of only apartment blocks?
Please register my objection.

48 Cleevelands Drive
Cheltenham
Gloucestershire
GL50 4QB

Comments: 24th February 2015

We object to this development as it does not conform to your planning policies as listed below:

POLICY CP 4 SAFE AND SUSTAINABLE LIVING. Development will be permitted only where it would not cause unacceptable harm to the amenity of adjoining land users and the locality.

Parking at the junction of Cleevelands Drive and Evesham Road will be dangerous, necessitating one-way traffic and causing bottlenecks turning off the main road. Vehicles outside the recent development at The Chestnuts further along Cleevelands Drive illustrates that the new residents and their visitors will inevitably park in the road.

POLICY CP 7 DESIGN. Development will only be permitted where it: (a) is of a high standard of architectural design; and (b) complements and respects neighbouring development and the character of the locality and/or landscape.

The properties in this area are of conventional design, standing in substantial grounds. This development will have a detrimental impact and is not sympathetic to the buildings and land surrounding it.

POLICY GE 2 PRIVATE GREEN SPACE. The development of private green areas, open spaces and gardens which make a significant townscape and environmental contribution to the town will not be permitted.

This development will significantly alter the appearance of the area from semi-rural to urban and will seriously damage the environmental contribution which is made by the existing property.

POLICY GE 3 DEVELOPMENT WITHIN EXTENSIVE GROUNDS. The Council will have regard to the height and location of existing buildings within or adjacent to the site and to the main features of the site.

The design of the building is out-of-keeping with the area, particularly at the entrance to Cleevelands Drive where it will dominate other properties. Wildlife habitats will be disturbed and will never return.

Please consider these objections when making your decision.

Cherry Trees
Evesham Road
Cheltenham
Gloucestershire
GL52 3JN

Comments: 30th May 2015

My wife and I are retired and have, earlier this year, purchased a two bed roomed bungalow adjacent to the site in question.

We had no idea that we would be faced with a substantial development proposal overlooking our property and totally out of character with the neighbourhood. It is designed to take advantage of a perfectly satisfactory detached property with a large garden the whole of which would be swallowed up by the creation of a development designed to purely to maximize profit rather than make any attempt to fit in with the character of the neighbourhood.

Apart from being out of character with its neighbours, many of which are bungalows which it would tower over, the development is far too large for the plot.

I also share the concerns of the other numerous objectors regarding more technical aspects of this large scale development. e.g. traffic, drainage etc.

I sincerely trust that this proposal will be rejected rather than be in danger of setting a totally undesirable precedent for this residential area of Pittville

This area of Pittville consists of individual residential properties of similar size to ours

12 Cleavelands Drive
Cheltenham
Gloucestershire
GL50 4QF

Comments: 19th February 2015

We object to these proposals on the following grounds.

Given the nature of the area, this design of high density apartments appears as an incongruous addition to the locality and totally out of character with the existing traditional one- and two-storey detached properties which surround it.

The three storey office block-type design is intrusive and overbearing, and an oppressive form of development, contrary to the Cheltenham Borough Plan. It will overlook neighbouring properties, compromise their privacy and be detrimental to the quality of their environment.

Views of the development from both Cleavelands Drive and Evesham road would be prominent and appear totally out of character and undesirable.

In spite of some additional parking within the plot, there are still serious road safety issues due to the inevitable on road parking and increased traffic it will generate. The location of the development close to a sharp bend in Cleavelands Drive and the junction with Evesham Road would lead to a significant increase in the potential danger of road accidents.

There is serious concern for the precedent that permission for such a development would create for future similar applications on other large plots within this area, and the consequent demolition of existing characterful houses and loss of attractive gardens.

Our view is that a development of this nature does not protect and enhance the natural and historic environment and the quality and character of existing communities. Furthermore it would be detrimental to the semi-rural approach to Cheltenham. We hope therefore that the planning department will have the foresight to refuse this application.

Comments: 15th June 2015

Further to my comments on the earlier (Feb. 2015) revised plans, I wish to register my objections to the latest proposed revisions relating to the development of 3 Cleavelands Drive

General Appearance and Character

The existing property on the site is an attractive, well maintained house and garden which characterises this semi-rural leafy area on the edge of historic Pittville. Its replacement by a large three-storey, bland apartment block would completely alter the street scene at the approach to the Cleavelands area. The side elevation as viewed from Cleavelands Drive is particularly dull and uninspiring. Adjacent properties, two of which are bungalows, would suffer loss of privacy being overlooked by the living areas on the upper floors of this overbearing building. This latest revision with a slightly reduced footprint, does not adequately address these problems.

The type of development proposed is not in keeping with the existing character of the area and does not [quote] "protect and enhance natural and historic environments and the quality and character of existing communities".

I find myself in agreement with the Architects Panel (13 March 2015) that, [quote] "the use of the site for large single dwellings might better complement the surrounding grain and typology"

In the revised Planning Statement by Evans Jones, their response to earlier public objections to the appearance, character, design, size and visual impact of the proposed development, is to dismiss all these comments as merely a "matter of subjective judgement". Indeed this is the judgement of a large number of residents affected by the proposal and it is to be hoped that the Planning Dept. takes account of it in their decision making.

Traffic and Parking

There is still the issue of potential on- street parking and the consequent increased hazard to traffic generated by the proposed development. The cars from some 200 plus properties on the Cleavelands Estate have to negotiate the narrow road and blind bend adjacent to the development in order to enter and exit from Evesham road. On street parking could potentially result in a single lane situation on a blind bend with inevitable consequences.

Potential for Increased Flooding

At present, heavy rainfall often results in a large area of standing water on the road between Nos. 3 and 5 Cleavelands Drive and on towards Evesham Road. This situation is likely to be exacerbated by the loss of garden and the increase in hard standing resulting from this development.

Relevant Historical Precedent

In 2008 proposals were submitted for the demolition of a number of single dwellings in Cleavelands Drive and their replacement by a multiple high density situation (08/00422/FUL and 08/00752/FUL) These proposals were rejected by the planning committee.

At the time a report was submitted by an urban design manager , Mr Wilf Tomaney, which was intended [quote], to give contextual analysis of the area in order to inform consideration of the type of development which is likely to be acceptable. In it he identified an area called zone A containing 11 single properties on larger plots than the rest of the area. It was concluded that this area, including 3 Cleavelands Drive [quote]. has a character that is important in its context and

that this character should be preserved, pressures to demolish and redevelop at considerably greater density. will adversely affect the character of the area.

Important reasons given at the time by the Planning Dept. for the refusal to allow the proposed development (in agreement with Mr Tomaney's report) still apply to this and any future proposals of this kind. i.e. that the proposed development [quote] , will alter the established character of the area to a degree which is considered harmful and fails to enhance the best of the built environment of the town, contrary to the provisions of policies of the Cheltenham Local Plan.

Density of Housing

The type of dwellings in the immediate vicinity of the proposed development are one- and two-storey detached houses on individual plots. The development of similar single dwellings on this site, rather than a large 3-storey block of flats would more closely reflect the style and housing density of those properties on the South West side of Cleevelands Drive, (which is approximately 13 dph) and would help maintain the existing character of the area.

Should this latest application be successful, it could create a precedent for similar unsuitable developments in this area in the future. I hope that the Planning Dept. will take into account the very strongly held opinions of local residents against the proposal, and exercise good judgement and foresight in refusing permission.

20 Cleevelands Drive
Cheltenham
Gloucestershire
GL50 4QB

Comments: 26th February 2015

I would like to object to the above application.

According to government guidelines, consideration for garden development schemes should include:

- Scale
- Prominence
- Appearance
- Respect for existing development patterns and age/style of other buildings.

The Evans/Jones proposal states that the SPD 'seeks to ensure that where such development is proposed it is appropriate in terms of the established character of an area'. A three-storey block of flats of a modern design is not in keeping with the predominantly two-storey buildings or with the established character of the area.

It would be detrimental to the semi-rural approach to Cheltenham from the north, which sets the scene with the park and beautiful Regency buildings. Apparently, the objectives of the Council are to 'recognise the local distinctiveness of Cheltenham's various neighbourhoods' and 'conserve and enhance Cheltenham's architectural, townscape and landscape heritage'. In fact, it is marketed as such and if permission is given for a block of flats to be constructed on the site of every house that comes on the market the Council cannot be seen to be adhering to this policy.

There has already been a similar development in Cleevelands Drive - The Chestnuts, comprising of 9 units built after the demolition of a house. It would be inappropriate to quote that as a precedent, as it clearly shows that there is enough development on this estate and that we have reached saturation point. An application for 2/3 houses would be more appropriate.

Also, government guidelines state that consideration should be given to:
Safe means of access

Suitability of access and parking

As to 'suitability of access', the planned development is near to the junction with Evesham Road and not far from a blind bend and junction with Cleavelands Avenue. This is the only means of access for the whole of the Cleavelands estate (at least a couple of hundred properties). It is hard to agree that 'the development can be safely accessed from the highway network without causing danger to other road users'.

The Evans/Jones proposal states that 'the majority of properties have plenty of on-site parking and there is ample parking available in the area to serve the development needs without causing highway danger or obstruction'. This may be the case but already at any given time there are numerous cars parked on the street and it is reduced to one lane, particularly for a stretch outside The Chestnuts - a similar development - which has generated considerable kerb-side parking since its construction. If this application goes ahead the road could be reduced to one lane around the blind bend and up to the junction with Evesham Road. The proposal is for 2 parking spaces per unit but, of course, visitors and delivery/trades vehicles will add to the need.

For these reasons I hope that you will refuse this application.

Comments: 6th June 2015

I would like to object to the above application.

According to government guidelines, consideration for garden development schemes should include:

- Scale
- Prominence
- Appearance
- Respect for existing development patterns and age/style of other buildings.

A three-storey block of flats of a modern design is not in keeping with the predominantly two-storey buildings or with the established character of the area.

It would be detrimental to the semi-rural approach to Cheltenham from the north, which sets the scene with the park and beautiful Regency buildings. Apparently, the objectives of the Council are to 'recognise the local distinctiveness of Cheltenham's various neighbourhoods' and 'conserve and enhance Cheltenham's architectural, townscape and landscape heritage'. In fact, it is marketed as such and if permission is given for a block of flats to be constructed on the site of every house that comes on the market the Council cannot be seen to be adhering to this policy.

There has already been a similar development in Cleavelands Drive - The Chestnuts, comprising of 9 units built after the demolition of a house. It would be inappropriate to quote that as a precedent, as it clearly shows that there is enough development on this estate and that we have reached saturation point. An application for 2/3 houses would be more appropriate.

Also, government guidelines state that consideration should be given to:

Safe means of access

Suitability of access and parking

As to 'suitability of access', the planned development is near to the junction with Evesham Road and not far from a blind bend and junction with Cleavelands Avenue. This is the only means of access for the whole of the Cleavelands estate (at least a couple of hundred properties). It is hard to agree that 'the development can be safely accessed from the highway network without causing danger to other road users'.

At any given time there are numerous cars parked on the street and it is reduced to one lane, particularly for a stretch outside The Chestnuts - a similar development - which has generated

considerable kerb-side parking since its construction. If this application goes ahead the road could be reduced to one lane around the blind bend and up to the junction with Evesham Road. The proposal is for 2 parking spaces per unit but, of course, visitors and delivery/trades vehicles will add to the need.

For these reasons I hope that you will refuse this application

71 Cleavelands Avenue
Cheltenham
Gloucestershire
GL50 4QA

Comments: 15th June 2015

We strongly object to this development. If allowed it will be totally out of character with the neighbouring properties and surrounding area, and will cause significant local street parking problems and an increasingly hazardous traffic flow on and around the blind corner.

32 Cleavelands Avenue
Cheltenham
Gloucestershire
GL50 4PS

Comments: 27th February 2015

We strongly object to this amended planning application for all the reasons that have been raised before.

The number of apartments may have been reduced, but, reducing the proposed dwellings to nine still does not address any of the issues raised previously.

Our main concern is the safety of other road users, including cyclists and pedestrians in Cleavelands Drive and Cleavelands Avenue due to the development being only a few paces away from the blind bend on Cleavelands Drive, and also the close proximity to the junction with Evesham Road and the impact parked cars and increased traffic will have on safety issues on the very busy Evesham Road, when exiting or entering Cleavelands Drive.

Additional pressure on existing drainage problems in this area also remain a concern, together with the visual impact of such a development that would be totally out of character in this tree-lined area where most properties are bungalows or two storey buildings. It would have an overbearing impact and mean loss of privacy for neighbours.

As it is inevitable that residents/visitors would park in Cleavelands Drive, we would ask that the planning committee or a representative would familiarise themselves with the area, particularly at busy times, to see how these parked cars would make Cleavelands Drive very dangerous as vehicles are then forced to approach the blind bend, or the junction, on the wrong side of the road.

We also think the lack of attention to detail as a whole in this application is a concern, illustrated by the Architect's errors, using the wrong street names on their drawings and specification (eg Cleavelands Road and Cleeve View Road).

We think it would be extremely irresponsible and negligent to allow this application for this development to proceed.

Comments: 17th June 2015

We strongly object once again to the revised plans that have been submitted.

Our main concern continues to be the safety of road users, including cyclists and pedestrians in Cleavelands Drive and Evesham Road.

There is only one road in and out of the Cleavelands estate which already has to cope with more traffic than it was originally designed for. Not only will this proposed development, that wants to replace one dwelling with 9 dwelling units, cause an increase in traffic, but parked cars will be inevitable. Most new residents will have to drive as this is outside town, so due to overflow parking as 18 spaces is not likely to be enough as most of these apartments could easily have in excess of two vehicles each, or residents may prefer to park in the road, and together with visitors cars and delivery vehicles, parked cars will cause considerable danger. As pointed out previously, and also raised by many other residents, the entrance for the proposed development is only a few paces away from both the blind bend on Cleavelands Drive and also the junction with Cleavelands Avenue, and its close proximity to the junction with Evesham Road is also worrying and potentially dangerous.

Line of Sight is an issue. Sight lines will be restricted. Parked cars along Cleavelands Drive will put residents at risk when leaving, and entering the Evesham Road, and the blind bend together with parked cars will also affect safe entrance to and from the proposed development and also to and from Cleavelands Avenue and driving along Cleavelands Drive will be dangerous when driving around a parked car and being forced to approach the blind bend on the wrong side of the road, all putting local residents at risk.

As the Highways Planning liaison officer only seems to refer to the junction of Evesham Road and Cleavelands Drive it is hard to see how Highways can have surveyed this area. They have not noted the hazards caused by vehicles parked by the blind bend near the entrance to Cleavelands Avenue or the chaos/danger/near misses one vehicle can cause when parked just inside Cleavelands Drive (maybe someone just posting a letter) where vehicles are trying to turn left but the road is blocked by a parked car, and another car is waiting at the junction to exit and join Evesham Road. It is scary to see fast moving traffic which often exceeds the 30 mile speed limit on Evesham Road coming up behind you, hoping they will slow down in time. Highways say records indicate a low level of personal injury collisions over the last five years, but surely it is the additional risk this development will present along Cleavelands Drive that now needs to be carefully considered and assessed, not historical statistical data? It is also concerning that Highways state that the proposal will result in the slight intensification of the use of point of access, how can this only result in slight intensification?

I do not think yellow lines will help, the problem will simply be moved along Cleavelands Drive and Cleavelands Avenue.

We also think this proposed development is totally out of keeping with other properties in the area, due to its crude, overbearing, oppressive design. It is architecturally uninspiring and unsympathetic to neighbouring properties. Evans Jones (Surveyors & Planning Consultants) say that design is a matter of subjective judgement but the character of this development is not in keeping with other properties in the area which are mainly 1950s/1960s detached two storey houses and bungalows. The new Chestnuts development (and its problems with parked cars) is not representative of properties in the area. Evans Jones claims similar proposals have been permitted in Pittville, however the developments he refers to are in areas where the scale of the new buildings are similar to existing large older multi storey properties. This proposal is not respectful of other properties in the area, the development would not make a positive contribution to local character and distinctiveness, or enhance the local environment. The design, density, size and overdevelopment of this site will be overwhelming. It will overlook neighbouring properties and invade their privacy, also causing an increase in light and noise pollution.

Evans Jones states that the framework confirms that the Local Authority should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. Evans Jones also states that the SPD

(Supplementary Planning Document) seeks to ensure that where garden development is proposed, it is appropriate in terms of the established character of the area, which clearly this is not. Why are brownfield sites not being used?

Evans Jones say the existing property at 3 Cleevelands Drive is 'unremarkable', is this planning jargon, or do they truly believe the property is not an extremely desirable and attractive property? Most would disagree that it is 'unremarkable' as this is a stunning, impressive property that is full of character and certainly NOT unremarkable, but again as Evans Jones stated 'design is a matter of subjective judgement.'

Adverse effects on local environment such as existing drainage, flooding and sewage problems remain a concern and it seems odd that an Ecology Report has not been requested. Evans Jones appear to very dismissive of residents' views on existing problems. They have not put forward solutions of how they plan to address these issues, and say that they are technical matters that are easily addressed. Surely if these problems were easy to fix, they would have been addressed by now and the overdevelopment of the site being proposed will only exacerbate existing problems. I hope Evans Jones proposed solutions will be properly investigated and scrutinised. They also state that parking on Cleevelands Drive is unrestricted, not acknowledging safety concerns already raised by residents. They mention that Evesham Road is tree-lined boulevard, but say Cleevelands Drive is of slightly different character of properties behind conventional low hedges, trees and grassed frontages, are they suggesting Cleevelands Drive and Avenue are not tree-lined? I also find it odd that Evans Jones start their report on site location and description by saying the application site occupies a corner plot, when the corner property is Cleeve Lodge.

Finally, surely there should be a duty of care towards neighbours and local residents and note should be taken of their shared views, experiences and concerns? GCC Highways should be requested to do a thorough site visit and properly consider all the risks residents face daily which will be much worse if this development goes ahead with the extra pressure having the potential to cause more accidents, for reasons discussed above. In my opinion it remains negligent if residents' concerns regarding parking/traffic and safety issues are ignored and hopefully this application will be turned down and the developer will find a more appropriate site to develop. In conclusion as per the National Planning Policy Framework (NPPF), 'as adverse impacts would demonstrably outweigh the benefits' this application should be turned down.

OBJECTS

35 Cleevelands Drive
Cheltenham
Gloucestershire
GL50 4QD

Comments: 3rd March 2015

I write to object most strongly to the second planning application submitted, bearing in mind that the main reason given for the refusal of the first application states:

The proposal represents an unacceptable overdevelopment that demonstrates little awareness for the constraints of the site. Architecturally uninspiring, the proposal is of a crude design and provides for a monotonous and unrelieved mass and bulk that will be an alien and incongruous addition to the locality. The proposal will also have an unacceptable impact on neighbouring amenity. The scheme will give rise to unacceptable overlooking of adjacent properties by virtue of upper floor windows in close proximity to the site boundaries, but beyond that, the large mass of the buildings proposed will constitute an overbearing and oppressive form of development.

I see no real improvement in this second application for the following reasons:

1. The size and density of this proposed 9 apartment development is still overbearing for the present site and is completely out of character for this pleasant leafy residential area.
2. Its three and two storey unattractive blocks still dominate over the adjacent properties, reducing their natural light and privacy.
3. Removing the present garden without enhancing the area, indeed most probably degrading it, is against the National Planning Policy. This type of opportunistic garden grabbing is contrary to local planning policy.
4. As we have all sadly experienced since the Chestnuts development there will inevitably be an overflow from flat owners' vehicles and visitors' vehicles onto the nearby road and pavement area. It is more than likely, in the case of this proposal that such vehicles will naturally spread to the area of road in close proximity to two junctions and a blind bend. This will create a stronger possibility of congestion and accidents.
5. The road in this immediate area is always prone to excess surface water and even flooding. This new development, in its present form, is bound to put more pressure on the already struggling drainage system.
6. Should this application be permitted it would open the flood gates to opportunistic developers and we could soon find many properties on the south side of the road, being torn down to make way for rows of high apartment blocks.

Comments: 12th June 2015

I see no real improvement in the revised second application and still object most strongly for the reasons I stated in March.

I also believe that the majority of the following extracts taken from the case officer's report of a past refused application, in the same nearby area, which involved the demolition of existing buildings and redevelopment at considerable greater density, are applicable to this current application, as follows:

The character of the site and locality between Cleavelands Drive and Evesham Road is defined by large houses on large plots with unobtrusive private drives and with the mature street and garden trees and landscaping predominating over the houses, which are recessive in the streetscape.

This character is strategically important to the town in contributing to the sylvan, semi-rural approach from the north; it is also unique in its immediate neighbourhood, a link with the historic landscape of the area, a green lung and a valuable biodiversity resource.

The intensification of development on the site in the manner proposed, with frontage development at three storey height across virtually the whole of the frontage; the widened, engineered access drive; and new housing and car parking within the rear garden area all contribute to a change in the character of the site and locality which, in this case and in consideration of further potential development along the eastern side of Cleavelands Drive, will alter the established character of the area to a degree which is considered harmful.

The proposed development therefore fails to reflect the existing landscape, streetscape and the character of the locality and thereby fails to enhance the best of the built environment of the town contrary to the provisions of policies CP3(c), GE2 and (d) and CP7(b) and (c) of the Cheltenham Local Plan.

Conclusions

1. The area of land under consideration has a character which is important to the town strategically in contributing to the verdant, semi-rural approach from the north. It is also

unique in its immediate neighbourhood, a link with the historic landscape of the area, a green lung and probable resource for biodiversity. It is currently subject to pressures to demolish existing buildings and redevelop at considerable greater density. There are concerns that any consequent loss of vegetation and a more formalised treatment of street scene and the place generally will adversely impact on character.

2. Government policy, whilst encouraging efficient reuse of previously developed land, also refers to a need to respond to context in designing new development - protecting and enhancing natural and historic environments and the quality and character of existing communities.
3. It is considered that the area of concern has a character that is important in its context and that this character should be preserved. This is not to argue that no redevelopment is acceptable. However, if redevelopment is to take place it should relate to the character of the land as existing and seek to enhance that.

The essential elements of this are

- i. Retain the semi-rural approach to the town on the Evesham Road
- ii. Respect the differences in the character of the varying areas identified in this paper, particularly noting the existing strong demarcation south Cleevemont
- iii. Retain the character of "buildings in the landscape" - this will impact on a range of landscape design and building design issues. The latter will include building height, layout, materials, plan form, mass, typology etc., but will not drive style.
- iv. Retain existing hedges and tree groups to give structure to the development layout
- v. Enhance the existing landscape features (hedges, parkland trees, orchard planting etc), retain as a priority in any design and mitigate any loss
- vi. Maintain the biodiversity of the area through the planting regime
- vii. Maintain informal character of boundary, garden treatments, highway/access design."

1 Hillcourt Road
Cheltenham
Gloucestershire
GL52 3JJ

Comments: 15th June 2015

Concerning the revised application, we wish to add these comments to those contained in our letter of 25 February (dated 2 March on the documents list):

The revised plans show little change to the design of a three-storey office-block-type building, which is totally out of keeping in terms of bulk, height and construction with the homes it borders and faces. It will still overlook adjacent properties.

In the design statement, Evans Jones responds to all the objections raised during the consultation process. On the matters of design and visual impact, they say that the views are subjective. We trust that they are not referring here to the consultee comment of the Architects Panel, which has once again (response of 11 June refers) said that it cannot support the application.

Our attention has been drawn to Planning Officer's objection to the 2008 application for the development of the bungalow Broadmayne (08/0422/FUL) 100m away and hope that continued reference will be made to this.

During the Cheltenham Festival in March, access to Cleavelands Drive was blocked to prevent parking by racegoers which would effectively turn the road into a single thoroughfare. If this was

necessary at that time, Highways should recognise that a similar problem would arise if visitors and tradespersons parked on the road because of insufficient onsite parking.

If the waste bin and cycle storage area is moved to allow two more parking places on the boundary with 3A Cleavelands Drive, there will be even more exhaust fumes entering this property's windows as the cars manoeuvre.

131 Evesham Road
Cheltenham
Gloucestershire
GL52 3AQ

Comments: 17th February 2015
Letter attached.

Comments: 3rd March 2015
Letter attached.

Comments: 17th June 2015
Letter attached.

Cornerways
Hillcourt Road
Cheltenham
Gloucestershire
GL52 3JJ

Comments: 2nd March 2015
Letter attached.

2 Cleavelands Drive
Cheltenham
Gloucestershire
GL50 4PP

Comments: 4th March 2015

We agree with the overwhelming number of local residents in objecting to the revised plans proposed for the demolition of number 3 Cleavelands drive and 9 apartments being built on the site.

1. We feel the size, scale, and style of the proposed plans, especially the number of storeys and roofline to not be in keeping with other properties in the immediate area.
2. There is clearly insufficient parking planned for, which would inevitably result in large numbers of cars being parked on the roadside. This would only result in increased danger when exiting from Cleavelands drive onto Evesham road around the blind bend.
3. We also feel that allowing anything like this development sets a dangerous precedent in the immediate area for any plot to be converted into flats.
4. The plans show the basement and top floors to have a large 'study' as part of the layout. This is clearly the developers attempting to hide a third bedroom in three of the nine flats. This smacks of deceit surrounding the number of potential residents and the negative impact upon local drainage/sewerage services.

5. Finally, we object to the loss of privacy for those properties neighbouring the plot.

Comments: 17th June 2015

We strongly object once again to the proposed development - why would we not, it has not discernibly changed since the previous set of plans.

Our objections are on the following grounds:

1. Insufficient parking resulting in a dangerous junction

Whilst 2 parking spaces have been allocated per flat, this is not sufficient and there is no allowance for visitor parking which will certainly lead to car parking on Cleevelands Drive, directly outside the development, thereby making the junction with Evesham Road both congested and dangerous. This junction is arguably already unable to cope with the 200+ houses that it serves.

2. Not in keeping with the immediate area.

No other house in the immediate area has 3 stories. Evans Jones argue that similar flat blocks exist, but considering the immediate area of the proposed development, this is not the case.

No other house in the immediate area is built in this industrial style with a flat roof. The proposed development would be an eyesore in an area of traditional houses and bungalows

3. Invasion of privacy from the third storey penthouse

Due to no other house having the same or similar elevation, the occupants would be able to look down directly into surrounding gardens and properties thereby invading the privacy of existing residents.

4. Only 2 objections addressed since previous plans

Page 5 of Evans Jones' Planning Statement highlights that between this version of plans and the previous version, only 2 objections have been addressed. Most worryingly, the objections that were most frequently raised have not been addressed. How can changes to cycle storage and refuse be sufficient to merit another round of consideration?

Pineway
7 Cleevelands Drive
Cheltenham
Gloucestershire
GL50 4QD

Comments: 3rd March 2015

Letter attached.

Cleevelands House
130 Evesham Road
Cheltenham
Gloucestershire
GL52 3AE

Comments: 27th February 2015

We strongly object to the proposed development of the 3 storey block of nine apartments at 3 Cleevelands Drive (The Drive House)

This is a large, very attractive family home that most residents consider enhances the area. Many houses on Cleevelands Drive have been and are currently being refurbished and improved as has our own property.

Our strong objections are the inadequate parking allowance, increased traffic flow, the access and egress to and from Evesham Road and the aesthetic look of the proposed building.

Most households have more than 1 vehicle which is now the norm and the proposed provision of parking on this site is totally inadequate, plus there will also be visitor's vehicles.

There doesn't appear to be any provision for visitor parking on the site so cars will inevitably park outside making it extremely dangerous driving along this stretch of the road.

The road is the only vehicle access into the Cleavelands Drive for over 200 homes and cars permanently parked there will cause an obstruction.

This stretch of Cleavelands Drive is the only access in and out of this estate and when this is congested by parked cars it will become very dangerous.

During race week is a prime example of the danger created with the extra cars parked along the road. If this application is passed it will be like this permanently. DANGEROUS !

The suggestion that residents and their visitors to the proposed site could park at the Race Course Park and Ride or at the Pump Rooms car park is a ludicrous suggestion. How would this be monitored or policed ?.

The proposed development is the same poor design as the previously submitted one, which is totally out of keeping with the immediate neighbouring houses. The three storey office block-type design is grotesque, intrusive and overbearing.

It will overlook the neighbouring properties, compromise their privacy and be detrimental to the quality of their environment. It will dominate and destroy all privacy in the gardens of the occupiers.

We strongly urge you to refuse this application.

Comments: 3rd March 2015

We strongly object to the proposed development of the 3 storey block of nine apartments at 3 Cleavelands Drive (The Drive House)

This is a large, very attractive family home that most residents consider enhances the area. Many houses on Cleavelands Drive have been and are currently being refurbished and improved as has our own property.

Our strong objections are the inadequate parking allowance, increased traffic flow, the access and egress to and from Evesham Road and the aesthetic look of the proposed building.

Most households have more than 1 vehicle which is now the norm and the proposed provision of parking on this site is totally inadequate, plus there will also be visitor's vehicles. There doesn't appear to be any provision for visitor parking on the site so cars will inevitably park outside making it extremely dangerous driving along this stretch of the road. The road is the only vehicle access into the Cleavelands Drive for over 200 homes and cars permanently parked there will cause an obstruction.

This stretch of Cleavelands Drive is the only access in and out of this estate and when this is congested by parked cars it will become very dangerous. During race week is a prime example of the danger created with the extra cars parked along the road. If this application is passed it will be like this permanently. DANGEROUS ! The suggestion that residents and their visitors to the proposed site could park at the Race Course Park and Ride or at the Pump Rooms car park is a ludicrous suggestion. How would this be monitored or policed ?.

The proposed development is the same poor design as the previously submitted one, which is totally out of keeping with the immediate neighbouring houses. The three storey office block-type design is grotesque, intrusive and overbearing.

It will overlook the neighbouring properties, compromise their privacy and be detrimental to the quality of their environment. It will dominate and destroy all privacy in the gardens of the occupiers.

We strongly urge you to refuse this application.

Comments: 3rd March 2015

I am concerned that my letter of objection to this planning application dated 27th February 2015 wasn't published.

I re-sent the letter today 3rd March 2015 but again it hasn't been published.

I know that the closing date for objections is tomorrow 4th March 2015.

I do hope that omitting my concerns won't compromise the outcome of this application, which I strongly oppose ?

Comments: 16th June 2015

We strongly object once again to the 3rd amendment to the planning application for all the reasons that have been raised before. There are no significant changes that warrant acceptance to pass this application. It's still an eye sore and not remotely in keeping with any other buildings at the eastern end of Cleavelands Drive.....

Objection submitted March 2015

We strongly object to the proposed development of the 3 storey block of nine apartments at 3 Cleavelands Drive (The Drive House)

This is a large, very attractive family home that most residents consider enhances the area. Many houses on Cleavelands Drive have been and are currently being refurbished and improved as has our own property.

Our strong objections are the inadequate parking allowance, increased traffic flow, the access and egress to and from Evesham Road and the aesthetic look of the proposed building.

Most households have more than 1 vehicle which is now the norm and the proposed provision of parking on this site is totally inadequate, plus there will also be visitor's vehicles.

There doesn't appear to be any provision for visitor parking on the site so cars will inevitably park outside making it extremely dangerous driving along this stretch of the road.

The road is the only vehicle access into the Cleavelands Drive for over 200 homes and cars permanently parked there will cause an obstruction.

This stretch of Cleavelands Drive is the only access in and out of this estate and when this is congested by parked cars it will become very dangerous.

During race week is a prime example of the danger created with the extra cars parked along the road. If this application is passed it will be like this permanently. DANGEROUS !

The suggestion that residents and their visitors to the proposed site could park at the Race Course Park and Ride or at the Pump Rooms car park is a ludicrous suggestion. How would this be monitored or policed ?.

The proposed development is the same poor design as the previously submitted one, which is totally out of keeping with the immediate neighbouring houses. The three storey office block-type design is grotesque, intrusive and overbearing.

It will overlook the neighbouring properties, compromise their privacy and be detrimental to the quality of their environment. It will dominate and destroy all privacy in the gardens of the occupiers.

We strongly urge you to refuse this application.

Little Duncroft
Evesham Road
Cheltenham
Gloucestershire
GL52 3JN

Comments: 12th February 2015
Letter attached.

Comments: 28th May 2015
Letter attached.

Comments: 16th June 2015
Letter attached.

Greenways
5 Cleevelands Drive
Cheltenham
Gloucestershire
GL50 4QD

Comments: 19th February 2015
I am writing to raise my objections to this application on the following grounds;

I believe this to be a cynical attempt by avaricious investors to make as much money as possible with no regards to the area what so ever.

The existing property 'Drive House' is to be demolished. This is a large, attractive family home that benefits the area. Many houses on Cleevelands Drive have been and are currently being refurbished and improved. They have all benefitted this lovely family road. If Drive House were to be refurbished I believe that it's garden would be big enough to build two large, 2 storey family homes.

The application is for a 4 storey building, 3 of which are above ground level. This block of flats will directly overlook and adjoin 2 existing bungalows and an attractive, small lodge house. These properties will be dwarfed, loose privacy and sunlight. The proposed block will be completely incongruous. Our own property will have 12 windows that will be overlooked by the third story and all our garden privacy will be lost.

The parking allocation has improved since the last application however it is suggested that visitors and any extra cars of residents will willingly park at 'The Park and Ride or The Pump Rooms. I find this very hard to believe. Why would you choose to pay and then walk to the property when you can simply dump your car on the road causing more strain on an already over used junction.

This is the one entry point to the whole estate and it is already over stressed and dangerous. During the races it is very dangerous with the extra cars parked along the road.

Drainage is already a problem in The Cleevelands. During heavy rainfall the water cascades down the road. Parts of my garden and that of my neighbour already experience some flooding during medium levels of rainfall.

The road is at maximum levels of development and the existing drains are often at saturation point. The soil is heavily clay based and the leaves/pine needles block the drains. Further development can only make matters worse.

The design submitted is too high and too large. Admittedly there are many designs and styles of homes along this road but to date none of them resemble a factory sized toilet block. May we keep it that way?

Comments: 10th June 2015

I am writing further to the revised plans being submitted on this proposed development.

Unfortunately I still have all of my previous concerns;

- 1] Traffic issues entering and departing Cleevelands Drive
- 2] Overspill parking onto and near junction
- 3] Flooding
- 4] Inappropriate and poor quality design and style
- 5] Proposed building too large and too high
- 6] Severe loss of privacy to my garden and 12 windows
- 7] Pulling down an attractive building that benefits the road needlessly
- 8] Building a multi storey building next to a bungalow

The Ruffets
3A Cleevelands Drive
Cheltenham
Gloucestershire
GL50 4QD

Comments: 21st February 2015

I object to this proposed development because:-

It will dominate aggressively the neighbouring properties on either side (one of which is mine) and destroy all privacy in the gardens of the occupiers. Please note that one of the drawings locates my building incorrectly. My property is situated much nearer to the road with my back garden significantly larger than the front. The loss of privacy from the proposed building is, therefore, a lot greater than it would appear from the drawing. Might other drawings be checked, please, for accuracy?

The building is too large and out of scale with other properties in this part of Cleevelands Drive.

The design is aesthetically displeasing and clashes with nearby buildings.

The building and car parking will cover so much of the plot that there will be little pleasure garden left for adults to sit and children to play.

The flow of traffic to and from the Evesham Road will be impaired further, particularly if visitors park in the road.

To maintain the character of the area I consider that any development should be built mainly on the site of the existing house, restricted to two storeys and be of a design which harmonises with other properties.

Comments: 10th June 2015

I object to the revised plans for the proposed development because they are as unsuitable as the previous applications in that:-

#The building will dominate aggressively the adjacent properties (one of which is mine) and destroy all privacy in the gardens.

The building is too large and out of scale with other properties in this part of Cleevelands Drive.

The design is aesthetically drab and unpleasing and does not fit in with nearby buildings

#The flow of traffic to and from the Evesham road will be impaired further, particularly when visitors park in the road

Cleeve Lodge
1 Cleevelands Drive
Cheltenham
Gloucestershire
GL50 4QD

Comments: 2nd March 2015
Letter attached.

Comments: 16th June 2015
Letter attached.

18 Cleevelands Avenue
Cheltenham
Gloucestershire
GL50 4PS

Comments: 26th February 2015

We object that the current revised plans seem to address very little, if any, of the previous serious concerns.

Namely:

1. The flooding and draining issues are well known at the junction of Evesham Road/Walnut Close and the addition of these 9 apartments will only make the situation far worse.
2. The most dangerous situation by far is the excessive addition of so many cars which will be parked in such a narrow section of road. The knowledge gained of similar situations at The Chestnut development has been all too evident to the local community.
3. Why on earth should such a beautiful home be demolished for the sake of land grabbing developers whose prime concern is a handsome profit with little or no concern for the local environment.
4. Parking during races (when allowed) will be a nightmare as all and sundry choose to clog up this very narrow section of road. This is always very dangerous and extremely inconvenient to the locals trying to get on to Evesham Road.

49 Cleevelands Drive
Cheltenham
Gloucestershire
GL50 4QD

Comments: 16th June 2015

In respect of the proposal for the demolition of No.3 Cleevelands Drive and the construction of nine apartments my objections are as for the earlier application for 14 apartments, firstly the change in the nature of the area, secondly the issue of parking with the virtual reduction of Cleevelands Drive to a single track road as has happened outside The Chestnuts where despite provided parking there are usually 4 or 5 cars parked on the road. This would be particularly dangerous as No 3 is so close to the Evesham road junction. This would be further exacerbated by parking for race meetings and events at the race course.

A more appropriate development would be two or three family homes with sufficient parking.

14 Cleevelands Drive
Cheltenham
Gloucestershire
GL50 4QF

Comments: 17th February 2015

I object to the revised plans for this proposed development on the following grounds:

The development overlooks neighbouring properties reducing their residents right to privacy.

The layout and density of the proposal remains overbearing and totally out of character with the area.

The previous planning decision was refused : although the original density has been reduced, none of the other factors contributing to refusal have changed.(see my previous objection)

Government policy remains that 'garden grabbing' should be resisted.

Most importantly, the new plans do nothing to address the issue of parking and traffic safety. The proximity of the development to the Evesham Road will inevitably lead to on street parking of residents, visitors and contractors : this will be extremely dangerous for ingress and egress from Cleevelands Drive. I have recently been involved in a near miss at the junction which illustrate precisely the risk of on street parking in this area. I had concerns that the Highways Department had not properly researched the impact of the original proposal before giving their recommendations and these concerns remain.

As indicated clearly in my original objection, this development risks setting a precedent for future garden grabbing in this quiet residential area that would completely change the inherent character of the area. Cheltenham is proud (and indeed markets itself) of the quality of the residential areas in Pittville: this proposal goes against everything the town stands for.

Comments: 15th June 2015

From 14 Cleevelands Drive.

Please note my strong objection to this proposal. I have made my position clear in two previous submissions which I would ask to be considered also relevant for this revised scheme.

I would add to my previous comments the following observations on the supporting document of David Jones (Evans Jones):

Mr Jones is presumptuous, arrogant and dismissive in many of his observations. He dismisses the well-founded objections by local residents as based on "unfortunate misconceptions"; this comment is neither helpful nor borne out by the well informed quality of the submissions. He also dismisses "precedent" as 'not a relevant planning consideration' which is not the case. (He then tries to use precedent as an argument himself). Neither the original nor the re-submitted plans 'enhance the local character of the area' or are likely to be a 'credit to the town' as he argues.

He identifies the main issues as follows:

PARKING & TRAFFIC: The scheme has apparently been subject to a Highway Authority inspection and subsequent approval. I cannot comment on the diligence to which this objection was subjected, but the conclusion is contrary to the long experience and judgement of many local residents. We warn of serious consequences and risk of accidents on the blind bend north west of the proposed site access and, and more seriously, risk of collision with fast moving traffic on the Evesham Road on ingress and egress to Cleevelands Drive if this proposal is approved.

DESIGN / CHARACTER: David Jones wrongly dismisses concerns on the design 'being not in keeping with the local character' as "a matter of subjective judgement". The is both arrogant and incorrect. The FACTS support an objective view that a block (or 2 blocks) of modern, flat roofed apartments differ substantially from the (mostly) detached ,pitched roofed, individually designed residences in the immediate area. I would, however, agree that my view that the proposed design is bland, lacks imagination and has none of the merits of modern high quality architecture and rather resembles a prison block is purely a subjective judgement.

DESIGN/ OVERDEVELOPMENT/ VISUAL IMPACT: Again , David Jones dismisses these objections as subjective. And again a clear objective argument can be made that this design and density is so inconsistent with other development locally as to be visually damaging on the local character.

DRAINAGE/FLOODING: This may be a technical issue, but recent problems with with Cleavelands Drive sewerage and flooding in heavy rain at the junction indicates that this remains an important consideration not to be so lightly dismissed.

POLLUTION /NOISE: dismissed as not a material consideration which clearly goes against the view of those who are likely to be most affected.

GARDEN GRABBING; David Jones dismisses this as not cited in the pre app as an issue. However, the SPD specifically requires it to be an issue. The SPD encourages applicants to ensure their Design and Access statements comprehensively address issues such as analysis of the character of the locality and an explanation of how the scheme has been designed to respond to that character, and how the proposal complements, enhances and respects the character of the street. No such explanation has been put forward by the applicants or their agents. It is also required that consideration is given as to whether the development is likely to cause unacceptable harm to the amenity of local residents: the evidence of the of the many objections in this case clearly indicates that this condition has not been met.

I strongly reject David Jones' arguments and would urge that Planning Authorities reject this proposal.

7 The Cleavelands
Cleavelands Drive
Cheltenham
Gloucestershire
GL50 4QF

Comments: 27th February 2015

I wish to object to the proposal to build flats on this site. I'm sure you will have received many objections as to the unsuitability of the site for a variety of reasons including increased traffic on a very awkward bend.

Quite apart from the clear practical objections to 9 flats on the site of number 3, I wish to object to the potential visual and aesthetic degradation of the area by the removal of the existing house.

No. 3 is an icon of the area and deserves to be awarded a listed or similar status. Every time I pass No. 3 a little surge of pride passes through me. I'm sure most residents will relate to this feeling and wish for a lovely house to be preserved.

Please reject this application.

Comments: 6th June 2015

Number 3 Cleevelands Drive is an iconic building setting the tone of this road. To replace number 3 would alter the pleasant character of the road negatively.

It is a lovely house and should be preserved and if possible listed.

Please do not allow a block of flats to replace this delightful house.

40 Cleevelands Drive
Cheltenham
Gloucestershire
GL50 4QB

Comments: 2nd March 2015

Here we all are again - for a second round. Hopefully there will NOT be a third!

I objected to the first proposal of the construction of the fourteen flats, I object to this "revised" proposal of nine flats and I will keep objecting to any future proposals of similar development plans. I gave my reasons as to why I object in the initial development plan, my opinion remains unchanged.

I have thoroughly read all of the comments in this forum and I completely agree with the rest of the comments from the community. The Cleevelands area does NOT have the infrastructure to support such a development.

As I stated in my previous objection, these plans would affect the area in a very negative way.

- Increased traffic**
- Increased pollution
- Overcrowding
- Increased strain on refuse/recycling collection services
- Increased strain on postal/courier services
- Increased strain on emergency services
- Further drainage problems
- Damage to the aesthetics of the area

**To expand on the first point regarding the increase in traffic.

--The numerous blind corners in this area are dangerous enough as it is. With an increased population of cars on our roads this could potentially mean an increase in very serious accidents.

As many other residents have stated very clearly, there are many people that walk/cycle in and out of this area everyday. These same people will be at further risk due to increased traffic.

For the reasons stated above 40 Cleevelands Drive vehemently objects to these new proposals.

24 Cleevelands Avenue
Cheltenham
Gloucestershire
GL50 4PS

Comments: 3rd March 2015

I objected to the original application with 20 parking spaces on the grounds that this would be inadequate for the number of flats and their visitors and the inevitable overspill on to Cleevelands Drive. I do not see that 18 parking spaces and 9 flats changes the situation very much. These will

still be expensive flats with 2, 3 or 4 occupants potentially, most of whom could have cars. There will be consequent congestion at the junction with Evesham Road, the only exit from a sizeable estate. Road safety issues will be increased along the relatively short stretch of Cleavelands Drive which also has the junction with Huntsfield Close and the blind bend at the junction with Cleavelands Avenue.

It's 10.30 am and I've just had a look at current parking on Cleavelands Drive. 1 car stopped at the beginning of the blind bend outside 6 Cleavelands Drive but the driver moved up and reversed into Cleavelands Avenue, parking very close to the junction, unsafely in my opinion. On the stretch above Cleavelands Avenue there were 3 vans, 1 pulled up onto the pavement and 3 cars parked on the drive all within sight of the Cleavelands Avenue junction.

I also paced out the available straight stretches of kerb and assuming drivers don't park too close to junctions and across driveways there is approximately 15m on the Huntsfield Close side and maybe 25 where vehicles might safely be parked. Drivers wishing to use the post box on Evesham Road often park on this stretch. Of course, only one side of the road would be available at any point, as the road width would not allow cars opposite each other.

Safety for cars and cyclists (my husband is one) would be further compromised.

65 Cleavelands Avenue
Cheltenham
Gloucestershire
GL50 4PY

Comments: 22nd February 2015

Reviewing the revised application I am writing to object on a number of points:

The ratio of car parking spaces being too low (no consideration for realistic number of occupants owning a car visitors / deliveries). Local experience from the Chestnuts development leads me to expect over spill parking on to Cleavelands Drive. This section of Cleavelands drive is the only access for this estate and when this section of road is congested by parked cars (even just one) becomes very dangerous for a number of reasons. Cars unable to exit from the fast moving Evesham Road, the visibility along Cleavelands Drive is poor due to a bend in the road making negotiating this section of road difficult. There are a number of junctions in a short space and the carriageway is not wide enough to allow for parking and two way traffic flow.

I believe this proposed building will detract from the area by increasing the density of housing beyond what is suitable for this area and will impact the character and amenity of this area.

Statements concerning environmental considerations appear to be little more than lip service to win points towards planning approval and seem to be unsupported by clear information in the statements. I believe the environmental considerations will be limited to those required in the building regulations.

Comments: 23rd February 2015

I would like to see a planning requirement that the cost of road improvements to Cleavelands Drive - for example double yellow lines and a now waiting restriction are attached to any approval as a condition to at least mitigate the loss of amenity, traffic impact and congestion this development will cause.

Chestnut Cottage
Cleevelands Drive
Cheltenham
Gloucestershire
GL50 4QD

Comments: 2nd March 2015

I feel i must strongly object to the proposed development at 3 Cleevelands Drive.

Firstly I think the one development we have already seen in our road has proved that no matter how well the parking is planned we will always end up with a line of cars on the road. This is mostly inconvenient when two cars attempt to pass through the narrow area created by on the road parking but also makes it more difficult to cross the road.

If the same situation should occur outside the proposed development of number 3, it creates a much more dangerous environment. My wife and i frequently walk my son (7) to the park down the road and around that corner. As we often see on race days, if the parking is not controlled, cars park along that straight and even around the corner. This creates a need to travel around a blind bend, and if heading down the hill, forces the driver to the wrong side of the road. Even if the cars are parked on the straight section it forces the car heading to the junction to commit to the wrong side all the way to the T junction. Cars coming in have no where to stop and may be forced to wait in the main road until the committed car is through. There will be an accident. And it will mean my son will be expected to cross the road walking out between parked cars. Hugely concerned.

Even if you control the parking using yellow lines additional cars will amplify the problem in other areas of the road.

Cars travel way too fast in our road as it is and having them do that and avoid parked cars is asking for trouble.

Secondly i think one development that's not in keeping with the road is quite enough. We don't need another.

Comments: 17th June 2015

Letter attached.

36 Windsor Street
Cheltenham
Gloucestershire
GL52 2DE

Comments: 24th February 2015

My mother lives at 2 Cleevelands Close and uses the Drive. We agree with all the objections, specifically;-

1. The large 3 storey bulk of the proposed building is out of keeping in the area, too dense and overdeveloping the site.
2. The increase in traffic would be detrimental to residents and dangerous so close to the corner of Evesham Rd and two other minor junctions.
3. The emergency services would find it difficult to negotiate parked cars in a narrow road near a bend and there is NO other access to the Avenue, Cleevelands Close etc
4. The inevitable extra on-street parking (as outside the Chestnuts) would be hazardous for local traffic to negotiate and for (particularly older) local pedestrians crossing. The existing blind spots outside the Chestnuts make it hazardous enough.

5. The tired appearance of the relatively new Chestnuts' render make this an inappropriate finish along a road of mainly traditional brick buildings. Set in mature trees the render will rapidly deteriorate in appearance.

Please don't ruin the area any more.

Comments: 15th June 2015

I am writing again on behalf of my mother of 2 Cleavelands Close, GL50 4PZ to object to the proposed development at 3 Cleavelands Drive.

We object on the following points:

1. The proposed scheme of 9 flats is too large.
2. The scale and bulk of the building -which looks like one glass box on top of another- is out of character with the surrounding houses (as is the Chestnuts!). The roof line appears to be higher than the surrounding properties which is not sympathetic to the area.
3. The render finish is likely to discolour with time, particularly when it is near established trees. Most houses in the area have only small areas of render, and most are traditionally brick built which is in keeping with the estate. The newer buildings nearest to the racecourse were built in brick with some space around them and have "settled in" to the estate very well. This proposal does not!
4. Flats are inappropriate in this established area of mature houses. A smaller number of individual houses would be better.
5. The overlooking concerns raised by nearby residents are worrying- this would cause distress to longstanding residents as well as devaluing their properties. It would set a worrying precedent.
6. The access to the proposed development on Cleavelands Drive will create an even more dangerous corner with Evesham Road than at present. It is near a blind bend and there are already problems caused by this and the occasional parked cars.
7. On street parking will occur, as it has since The Chestnuts development has been built. We are concerned that emergency vehicles may find it more difficult to access the further reaches of the estate eg Cleavelands Close.
8. This is the only access for Cleavelands estate residents to Evesham Road. There are a number of driving schools which use the junctions at Cleavelands Drive/Avenue for practice, so the existing traffic is not just generated by residents and services.
9. The increased traffic and on street parking will create safety hazards for the older people living on the estate. The estate properties are established and many are occupied by older people. They use the Evesham Road junction to cross the road to get the bus into town. We believe that insufficient attention has been paid to the road safety hazards of a development at this location and would like this investigated whatever happens to this proposal.
10. Other flats in the area are either in refurbished older style properties- like those on Evesham Road- or set away from other properties - as the well managed block at Cleevemont, in its own spacious grounds, shows. The proposed development is a world away from these, which fit in very well to the local area.

The Chestnuts scheme has been detrimental to the area and it would be most unfortunate if lessons cannot be learned from that development. We hope that common sense will prevail.

15 Cleavelands Avenue
Cheltenham
Gloucestershire
GL50 4PY

Comments: 25th February 2015

Letter attached.

Comments: 16th June 2015

Letter attached.

10 Cleevelands Close
Cheltenham
Gloucestershire
GL50 4PZ

Comments: 25th February 2015

Letter attached.

Comments: 15th June 2015

Letter attached.

72 Cleevelands Avenue
Cheltenham
Gloucestershire
GL50 4PS

Comments: 2nd March 2015

Letter attached.

Comments: 10th June 2015

I write to renew my objection to the proposed revised development referred to above.

The intrusion of this, and any other, development will tend to destroy the character of this neighbourhood.

In particular I refer to the parking problem: it is already the case that when one, two or three vehicles are parked along the first fifty yards of Cleevelands Drive a traffic hazard is created. Sightline becomes acute for vehicles entering Cleevelands Drive, exiting Cleevelands Avenue and rounding the bend of Cleevelands Drive intending to enter Evesham Road. To add a further nine dwellings (? up to eighteen extra vehicles) will make this a permanent hazard. That the developers suggest parking in the Racecourse Park and Ride is utterly ludicrous and merely exposes the weakness of their case.

I trust common sense will prevail and this proposed development will be rejected.

47 Cleevelands Drive
Cheltenham
Gloucestershire
GL50 4QD

Comments: 2nd March 2015

Letter attached.

Comments: 15th June 2015

Letter attached.

23 Cleavelands Drive
Cheltenham
Gloucestershire
GL50 4QD

Comments: 4th March 2015

I wish to lodge my objection to the proposed development on the following grounds:

- 1) Potential congestion and traffic hazard
 - a. The location of the site on a blind bend, which already causes difficulty for drivers, and close to two junctions on the opposite side of the bend will significantly increase hazard in this area of Cleavelands Drive.
 - b. Additional traffic flow and consequent queuing will increase the difficulty of turning into and out of Cleavelands Drive and potentially create additional queuing on Evesham Rd (especially of traffic proceeding South and turning right into Cleavelands Drive). This will thus increase hazard and congestion on Evesham Road, and hazard at that junction at which visibility is already inadequate.
 - c. It is to be anticipated that this development, if permitted, would promote on-road parking. Given the location on the bend and adjacent to two other junctions this will further promote congestion and hazard for drivers turning into and out of the proposed property as well as for the adjacent junctions. As evidence I would cite the consequences of the building of the Chestnuts. On road parking outside that development, close to my driveway and the northerly junction with Cleavelands Avenue has rendered it hazardous for me to safely pull out of my driveway due to both congestion there and impeded visibility. The conformation at the 3 Cleavelands Drive site is more difficult.
- 2) The desirable amenity and residential nature of Cleavelands Drive is a consequence of its eclectic mix of housing stock, the mixed demographic and the quality of the environment due to trees, domestic gardens and relatively low traffic density. All of these generate a desirable quality of tranquillity. The effect this development will have on the latter is implicit in point 1 above. Other points are addressed here
 - a. If permitted, it will adversely affect the eclectic nature of the housing stock by removing one of the more elegant and larger houses and replacing it with a non-descript modern apartment development.
 - b. It may well significantly modify the demographic of the area and may well adversely affect tranquillity.
 - c. The parking and traffic created will be environmentally detrimental;
 - d. The lost garden area hedges, trees will be replaced with a barren array of tarmac and parking spaces. I would also ask whether an adequate appraisal as been made of the potential consequences of increased surface water run off onto the road and adjacent properties, and the consequences, given the increase in paving. As a matter of principle this is environmentally prejudicial.
- 3) I would also wish to argue that the development is inappropriate on the grounds that Cheltenham already has an excessive stock of apartments both for rent and for purchase. This is therefore a superfluous scheme and it's local impact cannot be justified given that circumstance.

Comments: 4th March 2015

Additional submission - I wish to object to having received a message stating that my previous comment has been truncated. All my points are of significance. I wish to have the opportunity to submit my comments in full, other wise the Planning Committee lays itself open to appeal on the grounds that all comments have not been fully considered. Please contact me to arrange e-mail submission of your website is unable to cope with the full comments.

Comments: 16th June 2015

I remain an objector to this proposal.

The grounds for my continued objection are :

- 1) that the latest revisions do not substantially change the overall design of the building which remains inappropriate to the environ of Cleavelands Drive;
- 2) the use of the Chestnuts as a justification is an unfortunate one. I am a neighbour of that property which already considerably degrades the quality of the area and creates significant parking and turning difficulties for adjacent residents';
- 3) the proposal requires the demolition of a dwelling which contributes substantially to the overall character of Cleavelands Drive and replaces it with an inferior building; 3) the progressive increase in traffic using the turn to Evesham Road will be exacerbated, increasing the hazard at this junction;
- 4) the likelihood of overspill on-road parking remains high and this property is at a location where the parking of a single car can already render the rounding of the adjacent blind bend or junctions dangerous; I remain of the view that Cheltenham is oversupplied with this type of accommodation; no evidence has been presented to refute this proposition;
- 5) as a Chartered Biologist of 39 years, I remain unconvinced that the increase in paving and reduction in drainage is either environmentally justified or ecologically sound; convincing properly-argued and evidenced comment to refute this has not been presented to refute this.

6 The Chestnuts
Cleavelands Drive
Cheltenham
Gloucestershire
GL50 4QG

Comments: 23rd February 2015

I strongly object to the proposed development of a 3 storey block of nine apartments at 3 Cleavelands Drive. I myself live in a new development in Cleavelands Drive consisting of nine properties known as the Chestnuts. Each of these properties has parking for 1 vehicle which has proved to be totally inadequate, because realistically some residents have 3 and 4 cars. This results in all manner of problems which at present is managed by the courtesy of neighbours and visitors alike. To give you some idea of the urgency for parking in this area a single visitor parking spot on this development has been offered for sale to any of the residents for £7,000 as yet it remains unsold. The outcome of this proposed new development will inevitably be a very similar situation, however in this case the proximity to the Main Evesham Road will be an very dangerous situation for drivers and pedestrians. The proposal that future residents could park at the Park and Ride is quite honestly 'pie in the sky' quite apart from the fact that it's almost impossible to find a parking space there at present, if it is to be used for future building developments then indeed it not being used for the purpose it was intended for, which is a benefit to all who live and work in Cheltenham, not to mention shops and businesses.

14 Norttenham Close
Bishops Cleeve
Cheltenham
Gloucestershire
GL52 7YG

Comments: 24th February 2015

As per my previous comments on behalf of my mother and father who live in Cleevelands Drive, we object to the demolition of the beautiful existing dwelling and the erection of the 9 apartments.

As said before, this is not in keeping with the local area and will cause severe parking problems at the access/exit routes to the main Evesham Road.

I would suggest planners observe the congestion over the forthcoming race festival to establish just how much the area is already put under pressure without adding to it. It is not only the parking which will cause chaos but the environmental impact this unwanted building project will impose. Cleevelands Drive residents do not want this developments and we are all very clear about that. Please see fit to reject the appeal.

28 Cleevelands Drive
Cheltenham
Gloucestershire
GL50 4QB

Comments: 24th February 2015

I wish to object to this application due to concerns regarding:

Inadequate parking provisions, which would lead to an increase of off road parking, close to both the busy road junction with Evesham road and the blind corner on Cleevelands Drive.

Recent similar development at "Chestnuts", Cleevelands Drive highlights the problem with parking, making the road a single lane in that area.

It is also not in keeping with the aspects of adjoining properties and neighbourhood.

33 Cleevelands Drive
Cheltenham
Gloucestershire
GL50 4QD

Comments: 4th March 2015

My husband and I wish to formally object to the proposal of demolishing 3 Cleevelands Drive and building in its place a block of 9 apartments for the following reasons:

1. Inappropriate Development Appearance and Design.
2. Escalation of the impact of previous development and degradation of the character and environment of the Cleevelands area.
3. Worrying precedent for future development of the Cleevelands area.
4. Significant increase in street parking in Cleevelands Drive and neighbouring streets.
5. Dangerous Site Access.
6. Considerable increase in street parking on the roads and pavements in Cleevelands Drive and neighbouring streets.
7. Increase of existing traffic and road safety concerns at the corner of Cleevelands Drive and the Evesham Road.

We see this proposal for what it really is - garden grabbing and profit making at the expense of all local residents.

Comments: 16th June 2015

My husband and I have studied the recent revisions to the above application but cannot find any significant improvements which might allay our concerns.

We formally object to the proposal of demolishing 3 Cleavelands Drive and building in its place a block of 9 apartments for the following reasons:

1. Inappropriate Development Appearance and Design.
2. Escalation of the impact of previous development and degradation of the character and environment of the Cleavelands area.
3. Worrying precedent for future development of the Cleavelands area.
4. Significant increase in street parking in Cleavelands Drive and neighbouring streets.
5. Dangerous Site Access.
6. Considerable increase in street parking on the roads and pavements in Cleavelands Drive and neighbouring streets.
7. Increase of existing traffic and road safety concerns at the corner of Cleavelands Drive and the Evesham Road.

We see this proposal for what it really is - garden grabbing and profit making at the expense of all local residents.

37 Cleavelands Drive
Cheltenham
Gloucestershire
GL50 4QD

Comments: 4th March 2015

As a resident of Cleavelands I wish to strongly object to the proposed development at 3, Cleavelands Drive which appears tantamount to garden grabbing for pure profiteering.

At the time of writing I notice that there are numerous objections from nearly 60 residences in the immediate area, which shows the overwhelming amount of public feeling towards this application. This second application follows exactly the same example that happened further up the Drive at the Chestnuts. The original application for way more than the developer required was refused but revised plans for less were accepted when the developer was shown to compromise.

The main reasons for my objection are listed below:

- a) Appearance, size and scale of the development being out of keeping with the neighbouring properties and surrounding area.
- b) Possibility of increasing the number of dwellings within the property, once it is built.
- c) Negative impact on the privacy etc. for neighbouring properties.
- d) Increased light and noise pollution.
- e) Inadequate parking provision on site.
- f) Inevitable street parking on Cleavelands Drive close to the blind corner on Cleavelands Drive and to the junction with Evesham Road.
- g) Increased traffic on Cleavelands Drive by the blind corner which is already a danger area.
- h) Increased pressure on the current drainage / sewer services.

I do hope the Planning Committee will see that a development of this size and nature has no place in the Cleavelands area. If the present dwelling has to be demolished, I am sure that a better solution would be to build two or three individual houses in its place.

57 Cleevelands Avenue
Cheltenham
Gloucestershire
GL50 4PY

Comments: 23rd February 2015

The existing house is attractive and in keeping with the other houses in the area; a block of flats is totally out character. With 9 new homes the extra traffic created from residents and their visitors will cause more traffic flow problems onto and off the Evesham Road and the extra cars that will inevitably park on the road outside the property will add to the problems. To demolish this house and build flats would be monstrous mistake and should not be allowed.

Comments: 14th June 2015

I strongly object to this planning application.

A block of flats would be totally out of character with this road.

Neighbouring homes would be overlooked.

The inevitable extra number of cars parked on the road would be an added hazard near the busy main road junction.

The exit/entry to Cleevelands Drive is already a problem at busy times and more cars will only add to this.

The existing house is attractive and in keeping with the neighbourhood, with a lovely large garden and make a lovely home as it is.

5 Cleevelands Avenue
Cheltenham
Gloucestershire
GL50 4PY

Comments: 23rd February 2015

The proposed development of 9 apartments is out character with the area and another blot on the landscape, plus car parking will be a nightmare, most families have 2 or 3 cars and what about visitors parking spaces ?.

Comments: 15th June 2015

Even with the changes to the application should be stopped, its out of character with the surroundings [blot on the landscape]. 9 apartments needs off road parking for all residents and visitors ? its an accident waiting to happen cars will be parked all over Cleevelands Drive and Avenue.

36 Cleevelands Drive
Cheltenham
Gloucestershire
GL50 4QB

Comments: 15th June 2015

Thank you for your letter of 27th May 2015 concerning the revised plans for the above proposed development.

Having studied the revision to the 2nd Application, my wife and I and find nothing new that will alter our previous view that the application for this proposed development should be refused.

I reiterate our comments, made last March, as follows:

We vehemently object to the second proposal put forward by the developer for the demolition of the house at 3 Cleavelands Drive to make way for a block of 9 apartments.

Our main reasons are as follows:

- 1) The proposal is much too large for the site by means of its height and density.
- 2) The proposed design is overbearing and completely out of character for the area.
- 3) It will dominate the surrounding properties.
- 4) There will be a substantial loss of privacy for the two buildings either side.
- 5) There will be an increase in noise and light pollution.
- 6) Very little garden amenity will be left in existence.
- 7) Although there are 18 designated car parking spaces on site, it is suggested that any overflow including visitors could take place on the roadside.
- 8) A blind bend before the exit onto the Evesham Road already proves to be dangerous.
- 9) There is already a drainage problem in the immediate area which would be increased.

We hope that the relevant officers will refuse this application in its present form.

Comments: 4th March 2015

We vehemently object to the second proposal put forward by the developer for the demolition of the house at 3 Cleavelands Drive to make way for a block of 9 apartments.

Our main reasons are as follows:

- 1) The proposal is much too large for the site by means of its height and density.
- 2) The proposed design is overbearing and completely out of character for the area.
- 3) It will dominate the surrounding properties.
- 4) There will be a substantial loss of privacy for the two buildings either side.
- 5) There will be an increase in noise and light pollution.
- 6) Very little garden amenity will be left in existence.
- 7) Although there are 18 designated car parking spaces on site, it is suggested that any overflow including visitors could take place on the roadside.
- 8) A blind bend before the exit onto the Evesham Road already proves to be dangerous.
- 9) There is already a drainage problem in the immediate area which would be increased.

We hope that the relevant officers will refuse this application in its present form.

50 Cleavelands Avenue
Cheltenham
Gloucestershire
GL50 4PS

Comments: 24th February 2015

We strongly object to the building of the proposed flats on the site of 3 Cleavelands Drive.

The existing property is beautiful and in keeping with the area, and there are similar properties on either side which I am sure the proposed development will devalue.

The parking will be a nightmare on top of such a busy junction which can already be difficult to negotiate if there are just a few cars parked outside the existing houses.

The main Evesham Road is extremely busy and it will be very difficult to turn into Cleavelands Drive if there are cars parked so close to the junction, this is made even more difficult at Race meeting times.

This is a quiet residential area which has already been spoilt by allowing the flats further up Cleavelands Drive, parking is a huge issue there already.

I am sure none of the people proposing these plans would like it if it was built next their house. Please do not allow this proposal to go ahead.

3 The Gardens
Evesham Road
Cheltenham

Comments: 17th June 2015
Letter attached.

83 Cleavelands Avenue
Cheltenham
Gloucestershire
GL50 4QA

Comments: 17th June 2015
Letter attached.

11 Cleavelands Avenue
Cheltenham
Gloucestershire
GL50 4PY

Comments: 17th June 2015
Letter attached.

The Cleavelands Courtyard
Cleavelands Drive
Cheltenham
Gloucestershire
GL50 4QF

Comments: 11th June 2015

When Planning allowed the building of 8 flats opposite the Cleavelands two years ago they said that there were enough parking places within the development however you now find 6 or 7 cars parking in the road reducing the street to one way traffic and often blocking the entrance to the Courtyard.

If development takes place at 3 Cleavelands Drive you will cause a traffic hazard blocking access to the Cleavelands area traffic coming north on the Evesham road turning into Cleavelands Drive will find a car coming towards them on their side of the road and a collision will take place.

If this happens I would suggest that the residents living in the Cleavelands area consult a solicitor as to whether the Planning office is culpable.

5 The Cleevelands
Cleevelands Drive
Cheltenham
Gloucestershire
GL50 4QF

Comments: 11th June 2015

I understand that there has been a 2nd application to develop 9 apartments in a block at No. 3 Cleevelands Drive.

I am very much against this plan. Architecturally and environmentally It would be quite out of keeping for the area and the road, since the road currently consists largely of single detached family houses. It would add substantially to the travel difficulties and noise in the road, and the junction between Cleevelands Drive and Evesham Road would become much more heavily used and become dangerous. The proposed development would add considerably to parking in Cleevelands Drive, and would seriously impair the amenity value in the area. It would also set a precedent for other planning applications of a similar type in the road and the area, which I would also be very strongly against.

I ask you please to reject the developer's plan to undertake this development.

79 Cleevelands Avenue
Cheltenham
Gloucestershire
GL50 4QA

Comments: 16th June 2015

We object to the proposed development of 3 Cleevelands Drive due to the following reasons:-

1. The proposed development of a 3 storey building is not in keeping with the area. Cleevelands Drive has numerous individual character houses and is predominately a family area.
2. The development of 9 apartments will change the demographics of the area from a family and retirement estate.
3. There are approximately 200 properties on this estate serviced with just one access/entry road onto the Evesham Road. The construction vehicles engaged with this development will cause major disruption to access on and off the estate.
4. If this development goes ahead the parking of owners vehicles will undoubtedly lead to more cars parking along Cleevelands Drive, This causes obstruction and visibility issues and will almost certainly lead to an increase in accidents to both vehicles and pedestrians alike.
5. Cleevelands Drive is a beautiful old Black and White property and in our opinion to replace it with a 3 storey block of apartments is just not in keeping with the area.

6 Cleevelands Close
Cheltenham
Gloucestershire
GL50 4PZ

Comments: 12th June 2015

If this development goes ahead it will most certainly detrimental to the residents on the estate and will create even more danger on Cleevelands Drive than exists already.

At the moment all the local driving schools use Cleavelands Drive for practising 'reversing round corners' which is very dangerous given the bends on the road.

Since the development of The Chestnuts just along Cleavelands Drive on the same side, there have been constant problems as residents park on the road, making it impossible for other residents to get out of the estate.

If this development goes ahead, the residents and visitors are bound to also park on the road which is just by a 'blind' bend. This will inevitably result in accidents and possible loss of life.

55A Cleavelands Avenue
Cheltenham
Gloucestershire
GL50 4PY

Comments: 14th June 2015

We wish to register an strong objection to this development mainly on the grounds of the inevitable increase in traffic and parking problems which are spelt out in detail in many other objectors comments.

A further objection is that the resubmitted design for 9 apartments still looks unsympathetic and out of keeping with nearby properties; it adds nothing to the visual amenity of the locality.

43 Cleavelands Drive
Cheltenham
Gloucestershire
GL50 4QD

Comments: 18th June 2015

I would like to state my objection to the development of the proposed 9 apartments at number 3 and the main objection apart from lowering the value of the existing residential properties, it's the entrance onto the main Evesham road, which is already dangerous at many times during the day, even making a lot of cars having to go up to the racecourse roundabout in order to get into the town centre.

Broadmayne
11 Cleavelands Drive
Cheltenham
Gloucestershire
GL50 4QD

Comments: 10th June 2015

Car parking on the roadside is a problem which will become much worse. It has become quite difficult to pass parked vehicles where the "Chestnuts" has been built on and this will become much worse owing to the "blind bend" close to the proposed new development.

Visual impact will further devalue the whole district and the noise and disturbance will have an impact on all residents.

I do most strongly object to the whole scheme.

66 Cleavelands Drive
Cheltenham
Gloucestershire
GL50 4QB

Comments: 14th June 2015

We would like to register a strong objection to the proposed development at 3 Cleavelands Drive. Our main objection relates to what would be an increased use at this address by some 18 vehicles, egressing onto what is already a dangerous bend on a busy road. There are a great number of cars in the Cleavelands area and this increase is not welcome. With visitors being likely to overspill onto the pavement (did someone really suggest visitors would use the park and ride!?), it would markedly increase the chances of an accident.

We are also of the opinion that it would be a grave error to remove a characterful house from the entrance to Cleavelands Drive. The development would not sit well with the surrounding houses, and would undoubtedly have a more profoundly negative impact on those living in the immediate vicinity.

In short, this development is not needed, and will have an adverse effect to those who live in this area.

1 Huntsfield Close
Cheltenham
Gloucestershire
GL50 4PR

Comments: 10th June 2015

In my opinion it is a terrible shame that Cheltenham town planners are considering the demolition of a stunning craft movement house. Replacing it with yet another block of non descript contemporary flats is very sad.

In terms of congestion Cleavelands Drive exit is already at maximum capacity during rush hour. Throughout the weekend visitors cars are often parked on the main road of Cleavelands Drive and adjacent roads. If the proposed development is passed then the situation will deteriorate further. Do we really need that to happen, just so a developer and a house owner can make a tidy profit?

66 Cleavelands Avenue
Cheltenham
Gloucestershire
GL50 4PS

Comments: 13th June 2015

Having looked at the plans for the proposed development, we feel that we must object for two reasons:

1. The size and style of the proposed building will be completely out of character with the surrounding properties.
2. The inevitable on-road parking of vehicles near to the junction of Cleavelands Drive and the Evesham Road will make an already dangerous situation at this blind junction considerably worse.

96 Cleevelands Avenue
Cheltenham
Gloucestershire
GL50 4PX

Comments: 15th June 2015

With reference to the proposed planning application, replacing the above with 9 apartments. I have lived in Cleevelands Drive for thirty years and fully support the residents of Cleevelands Drive in objecting to the planning application

We only have one access onto the Evesham Road and this would cause many problems, especially at peak times. Also the house that is to be demolished all though not listed, is a very attractive building and all too many lovely properties in Cheltenham have already been demolished (when in our view should not have)

26 Cleevelands Avenue
Cheltenham
Gloucestershire
GL50 4PS

Comments: 15th June 2015

I have studied the plans in relation to the above, but been unable to get a response from your web page.

My thoughts are that any development in this area should be in keeping with the established surroundings

If more properties are introduced then parking restrictions MUST be made to prevent on road parking.

You only have to pass the recent apartments on what was "The Chestnuts" in Cleevelands Drive to see that the number of vehicles that are on the road in front of them has significantly increased since that development.

Experience of times when there were "No waiting" signs for Cheltenham Races in the road from the first junction of Cleevelands Avenue to Evesham Road reflect on any such building when emergency vehicles would not have been able to get access. It therefore seems essential to prohibit all parking from the day that any development might be approved to prevent builders, residents etc from parking in that area by the introduction of double yellow lines which must be strictly enforced.

5 The Chestnuts
Cleevelands Drive
Cheltenham
Gloucestershire
GL50 4QG

Comments: 10th June 2015

We agree with the strong objections raised by our neighbours around safety, parking, and traffic volume. These issues, together with the scary precedent of further high density development, will seriously, negatively and irreversibly impact this lovely area.

41 Cleevelands Drive
Cheltenham
Gloucestershire
GL50 4QD

Comments: 17th June 2015

I would like to object to the above planning application for the following reasons:

I believe the proposed development would cause road safety issues along Cleevelands Drive, especially as the development is so near to the junction with the Evesham Road and the blind corner. Vastly increased parking along the road would be inevitable. This would cause problems for Cleevelands residents both trying to enter and exit Cleevelands Drive. This is especially so as this junction is the only way in and out of the estate. This would only be compounded on race days and while the development was under construction.

I believe that there would be a great deal of noise and disruption while the development was being built, once again made worse by the proximity to the Evesham Road junction and the blind corner.

I am also concerned about the additional risks of flooding to the area, or disruption to local services during construction.

I do not believe that the proposed development would be in keeping with the character of the area, which is mainly detached and semi detached housing. The style and number of the apartments proposed is unsympathetic to the area.

4 Huntsfield Close
Cheltenham
Gloucestershire
GL50 4PR

Comments: 17th June 2015

We wish to register our objection to the above proposed development.

1. This will add to the traffic problems already experienced by Cleevelands residents. It only takes one badly parked vehicle near the Evesham Road junction to cause delays and raise the risk of accidents.
2. The Lodge and Bungalows backing on to the proposed new development will be overlooked to an unacceptable degree and the Lodge itself will be surrounded on all 4 sides by tarmac.
3. We already experience problems with drainage which is not up to the required standard to cope with the buildings already here - during the recent heavy rain the drainage system was backed up for 2-3 hours and 9 additional apartments will only exacerbate the problem.

To summarise: privacy, traffic, drainage and appearance are our reasons for objecting to the development.

30 Cleavelands Drive
Cheltenham
Gloucestershire
GL50 4QB

Comments: 16th June 2015

My partner and I object to the proposed demolition of No 3 and replacing it with 9 apartments for the following reasons:

1. Significant increase in street parking in Cleavelands Drive - there already cars that park on the road by the Chestnuts despite them having allocated parking.
2. Increase of existing traffic and road safety concerns at the junction of Cleavelands Drive and Evesham Road
3. Drainage and flooding problems are already present

40 Cleavelands Avenue
Cheltenham
Gloucestershire
GL50 4PS

Comments: 16th June 2015

Letter attached.

18 Cleavelands Avenue
Cheltenham
Gloucestershire
GL50 4PS

Comments: 16th June 2015

We object that the current revised plans seem to address very little, if any, of the previous serious concerns.

Namely:

1. The flooding and draining issues are well known at the junction of Evesham Road/Walnut Close and the addition of these nine apartments will only make the situation far worse.
2. The most dangerous situation by far is the excessive addition of so many cars which will be parked in such a narrow section of road. The knowledge gained of similar situations at The Chestnut development has been all too evident to the local community.
3. Why on earth should such a beautiful home be demolished for the sake of land grabbing developers whose prime concern is a handsome profit with little or no concern for the local environment.
4. Parking during races (when allowed) will be a nightmare as all and sundry choose to clog up this very narrow section of road. This is always very dangerous and extremely inconvenient to the locals trying to get on to Evesham Road.
5. Now it is confirmed that the development in New Barn Lane is to proceed, the strain on local services such as road usage, schools, shops, GP Surgery etc. will be further exacerbated by the proposed addition of these nine apartments.

47 Cleavelands Avenue
Cheltenham
Gloucestershire
GL50 4PY

Comments: 12th June 2015

We strongly object to this planning application due to the character and size of the proposed development; the impact on local highways and services; the visual impact; loss of privacy and noise; disturbance and impact on the local amenity. On road parking will inevitably become an issue and with only one exit onto Evesham road for the whole of the Cleavelands Estate would create major problems trying to exit the Estate.

Cleeveway Cottage
Cleavelands Drive
Cheltenham
Gloucestershire
GL50 4QD

Comments: 10th June 2015

Having viewed the latest proposals for No 3 Cleavelands Drive there have been no significant changes which merits approval of the proposed re-development. The key issues have not been addressed and the impact on the area will result in an unacceptable level of noise, on street parking and loss of privacy. The scale of the development is far too large and out of keeping with the surrounding properties. This development should not be approved.

6 Cleavelands Drive
Cheltenham
Gloucestershire
GL50 4PP

Comments: 15th June 2015

Letter attached.

2 Cleavelands Avenue
Cheltenham
Gloucestershire
GL50 4PS

Comments: 15th June 2015

Letter attached.

26 Cleavelands Drive
Cheltenham
Gloucestershire
GL50 4QB

Comments: 15th June 2015

Letter attached.

32 Cleevelands Avenue
Cheltenham
Gloucestershire
GL50 4PS

Comments: 17th June 2015

I am a resident of 32 Cleevelands Avenue and have lived there all my life.

I was disgusted with the first planning application and continue to be appalled by it.

I think it would be reckless to allow this development to happen, I very regularly walk around the avenue, drive and around the area so I am very experienced in seeing what goes on in the local area.

The road is already dangerous with the way people drive and the pure amount of traffic that is constant particularly outside 3 Cleevelands Avenue.

I think the development the Chestnuts has made things worse and should not have been allowed to be developed as there are constantly cars parked outside in the road now and more traffic.

The position of 3 Cleevelands Avenue is right on a bend and is already in a dangerous position - no amount of planning can change the position due to where it is on the road and the plot of land itself.

If this was allowed I think the council, planners and developers would be liable as it is dangerous and an accident would happen.

Now when crossing the road you have to take extreme care and never cross on that corner as it is dangerous, there is a constant flow of traffic and cars do drive fast around there.

I hope that you listen to our concerns as surely safety should come first and is paramount in everything.

My major concern is obviously the danger that you would be adding to by allowing this application to go through but I do have other concerns which are it's a residential area with some beautiful properties yet I have no doubt that once again the developer would build an ugly unsightly building not in keeping with the rest of the area. Noise levels could potentially be a problem as could drainage.

37 Cleevelands Drive
Cheltenham
Gloucestershire
GL50 4QD

Comments: 12th June 2015

Having studied the revised application, I see no significant change to the original and confirm my strong objection to the entire proposal, as before.

The proposed development at 3, Cleevelands Drive appears tantamount to garden grabbing for pure profiteering.

At the time of writing I notice that there are numerous objections from nearly 80 residences in the immediate area, which shows the overwhelming amount of public feeling towards this application.

This application follows exactly the same example that happened further up the Drive at the Chestnuts. The original application for way more than the developer required was refused but revised plans for less were accepted when the developer was shown to compromise.

The main reasons for my objection are listed below:

- a) Appearance, size and scale of the development being out of keeping with the neighbouring properties and surrounding area.
- b) Possibility of increasing the number of dwellings within the property, once it is built.
- c) Negative impact on the privacy etc. for neighbouring properties.
- d) Increased light and noise pollution.
- e) Inadequate parking provision on site.
- f) Inevitable street parking on Cleavelands Drive close to the blind corner on Cleavelands Drive and to the junction with Evesham Road.
- g) Increased traffic on Cleavelands Drive by the blind corner which is already a danger area.
- h) Increased pressure on the current drainage / sewer services.

I do hope the Planning Committee will see that a development of this size and nature has no place in the Cleavelands area. If the present dwelling has to be demolished, I am sure that a better solution would be to build two or three individual houses in its place.

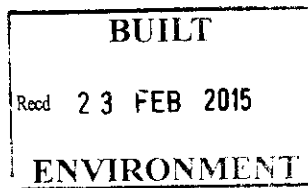
38 Cleavelands Drive
Cheltenham
Gloucestershire
GL50 4QB

Comments: 12th June 2015

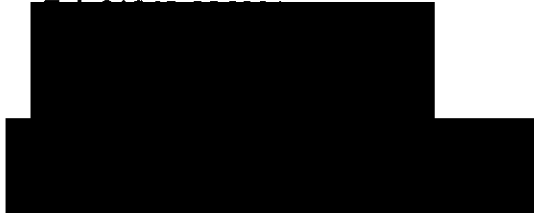
I strongly object to this planning application, on the following grounds

It will cause problems, entering and leaving Cleveland's drive onto the very busy Evesham road. Parking in and around this junction, will cause havoc to all residents living in the surrounding area with the added residents from new builds as we have witnessed from the addition of flats further along Cleveland's drive

And lastly please give some consideration to residents, residing next to these proposed flats



6, The Cleevelands,
Cleevelands Drive,
Cheltenham,
Gloucestershire. GL50 4QF.



19th FEBRUARY 2015.

ATTENTION OF MISS MICHELLE PAYNE – PLANNING OFFICER.

CHELTENHAM BOROUGH COUNCIL.

Dear Sirs,

PROPOSED DEVELOPMENT OF '3 CLEEVELANDS DRIVE' INTO NINE APARTMENTS.

(REF. 15/00202/FUL)

SUMMARY.

A copy of our letter dated 8th October 2014 opposing the earlier development (REF. 14/01730/FUL.) is attached and is an important part of this current submission.

The developer's revision from 14 apartments to 9 is noted. In the right location in Cheltenham we would have no particular objection to the modern apartment design presented by the developer.

HOWEVER, AS WITH THE EARLIER PROPOSAL WE WILL STRONGLY OPPOSE THIS CURRENT DEVELOPMENT ON EXACTLY SAME THE GROUNDS OF 'ROAD SAFETY CONSIDERATIONS' and 'STREET CHARACTER/GARDEN GRABBING'.

COMMENTS.

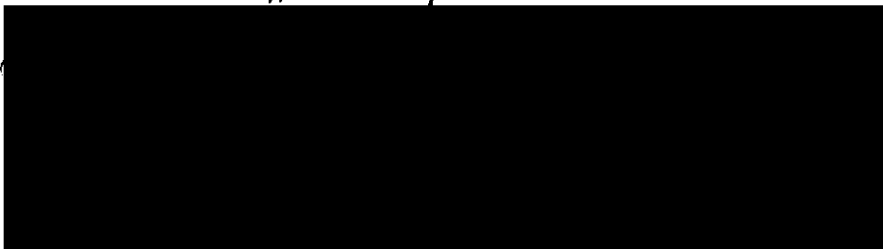
To move from the existing `one dwelling` to `nine dwellings` will clearly create a significant increase in the number of traffic movements `in and out` of this site which is very close to one of Cheltenham`s main arterial roads (only 50 metres to Evesham Road). Also, there are 2 further road junctions (Huntsfield Close and Cleavelands Avenue) -plus a blind bend all three features being less than 100 metres from the site entrance!

In addition, it is absolutely guaranteed that there will be resident/visitor parking along the front of the proposed development creating a serious hazard to traffic going to and coming from the main Evesham Road. (We have experienced this type of road parking in the relatively new development (The Chestnuts) opposite our address, despite there being supposedly `adequate parking`!)

The `Planning Statement` from Evans Jones does not address the potential traffic problems and dangers in any meaningful way at all and only makes cursory and dismissive references in sections 5.1 and 5.5. The statement made in section 8.1 is simply going to be proved wrong and it beggars belief, if true, that the highway authority is supporting the developer`s `so called strategy` -which in this proposal amounts to doing nothing!

In our opinion, the `Planning Statement` came across as both manipulative and patronising towards The Council and indeed uncaring towards the interests of the many local residents who are opposed to the development and therefore this application should be promptly rejected by the Planning Department.

Yours Faithfully,



6, The Cleevelands,
Cleevelands Drive,
Cheltenham,
Gloucestershire. GL50 4QF.

8TH OCTOBER 2014.

ATTENTION OF Mr. CRAIG HEMPHILL - PLANNING OFFICER.

Dear Sirs,

PROPOSED DEVELOPMENT OF `3 CLEEVELANDS DRIVE` INTO 14 APARTMENTS.

(REF. 14/01730/FUL)

SUMMARY.

An initial impression of the developer's proposals would suggest that, of its type, this modern apartment development has been well designed and professionally presented.

However, we will oppose the development on the grounds of `ROAD SAFETY CONSIDERATIONS` (not even mentioned in the proposal) and `STREET CHARACTER/GARDEN GRABBING` as outlined below.

ROAD SAFETY CONSIDERATIONS.

Because of the closed loop road situation, all vehicles from the 215 or so dwellings in Cleevelands Drive, Cleevelands Avenue, Huntsfield Close, Cleevelands Close, have to funnel through the end section of Cleevelands Drive before joining the busy A 435 Evesham Road. The entrance/exit to the newly proposed `14 apartments development` is firstly very close

to the main road junction itself (approx.50 metres) and secondly Cleavelands Avenue/Huntsfield Close junctions onto Cleavelands Drive are very close too.

In addition and very significantly, there is a virtual `blind bend` on Cleavelands Drive, close to the new proposed development, where Cleavelands Avenue joins it and cars are often (inconsiderately) parked either side of the bend causing regular `near misses`. An added danger will be at Cheltenham Race Meeting times when the final end section of Cleavelands Drive, -literally right up to Evesham Road, is extensively used for `road parking`. Another entrance/exit to 14 additional dwellings can only serve to exacerbate the situation because of resident `road parking` - (often brought about by an insufficient number of parking spaces on a new development demanded by the council at the planning stage!).

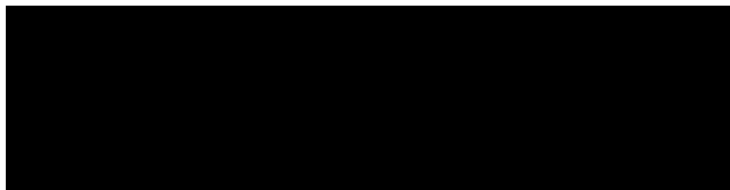
STREET CHARACTER/GARDEN GRABBING.

The developer is correct in saying that Cleavelands Drive is `a mixture of buildings from different periods` and illustrates the point well with a series of photographs

In Cleavelands Drive there are only 2 modern town house /apartment style developments, the remainder being detached houses/bungalows. Certainly The Chestnuts apartment development in Cleavelands Drive was achieved with a `GARDEN GRABBING STYLE` redevelopment operation. As far as the proposed new development is concerned, we were under the impression that Cheltenham Council, if not Government Planners, were to avoid this development approach because of the excessive problems it can cause?

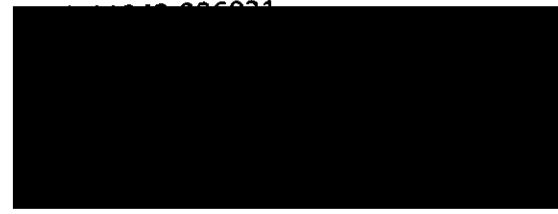
If this planning application is passed, it will for sure, encourage other similar `Cleavelands Drive` redevelopments in the future leading to a significant degrading of the current `building style mix` to one dominated by modern apartment buildings.

Yours Faithfully,



ENVIRONMENT
10 JUN 2015

6, The Cleevelands,
Cleevelands Drive,
Cheltenham,
Gloucestershire. GL50 4QF.



9th JUNE 2015

ATTENTION OF TRACEY CREWS: HEAD OF PLANNING.
CHELTENHAM BOROUGH COUNCIL.

POSTAL
M 10 JUN 2015 O
SERVICES

Dear Sirs,

PROPOSED DEVELOPMENT OF '3 CLEEVELANDS DRIVE' INTO NINE APARTMENTS - (REF. 15/00202/FUL -YOUR LATEST LETTER 27TH MAY REFERS)

The developer's revised plans are noted.

The reasons for our OPPOSITION to this development are related to 'ROAD SAFETY CONSIDERATIONS' and 'STREET CHARACTER/GARDEN GRABBING' aspects as set out in our 2 earlier letters dated 8th October 2014 and 19th February 2015 (Copies attached).

We must express strongly our surprise and indeed disbelief that the 'Highways Department' does not appear to have fully appreciated the full implications the development will have on road safety. A situation made considerably worse by the inevitable extra street parking that will occur such as we experience daily at 'The Chestnuts', opposite this address.

Therefore, we will 'STRONGLY OPPOSE' this revised submission from the developer and trust Cheltenham Council will now reject the application outright.

Yours Faithfully,

A large black rectangular redaction box covers the signature and name of the sender. The redaction is complete, obscuring all text and graphics that would normally be present in this area of a letter.

6, The Cleevelands,
Cleevelands Drive,
Cheltenham,
Gloucestershire. GL50 4QF.


E-mail


19th FEBRUARY 2015.

ATTENTION OF MISS MICHELLE PAYNE – PLANNING OFFICER.
CHELTENHAM BOROUGH COUNCIL.

Dear Sirs,

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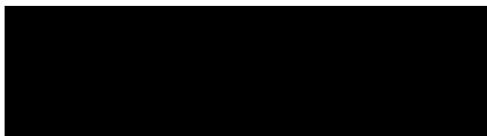
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6, The Cleevelands,
Cleevelands Drive,
Cheltenham,
Gloucestershire. GL50 4QF.

[REDACTED]
E-mail :-
[REDACTED]

8TH OCTOBER 2014.

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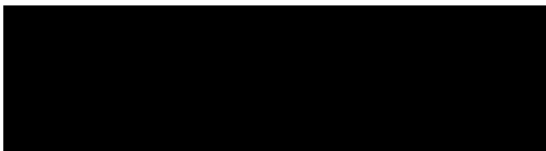
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If this planning application is passed, it will for sure, encourage other similar 'Cleavelands Drive' redevelopments in the future leading to a significant degrading of the current 'building style mix' to one dominated by modern apartment buildings.

Yours Faithfully,



[REDACTED]

Comments regarding Planning Application for the Demolition of 3 Cleevelands Drive and construction of a single block of 9 apartments with alteration to site access and associated hard and soft landscaping. Application 15/00202/FUL.

For the avoidance of doubt the resident OBJECTS to the application for the reasons stated below.

1. General.

The application via the Planning Statement and the Design and Access Statement fails to establish the true characteristics of the site or its contextual setting within the Cleevelands Estate a peninsula of low rise residential development formed by Cleevelands Drive to the west and south, Evesham Road to the east and the southern boundary of the development known as Cleevemont to the north.

The character of the immediately surrounding area to the application site is one of mature low rise traditional residencies comprising a number of differing architectural styles. Each residence within the area described above is set within an ample plot allowing sufficient space for garden amenity areas and off road parking. This has been the overriding character of the Cleevelands Estate since it was first set out in 1951, a character which has been maintained via restrictive covenants within both the original and subsequent land transfer. Overall the peninsular of residential development previously described provides a thriving amenity space for owners, local residents within Pittville and also those within the larger context of Cheltenham Borough.

The Planning Statement sets out the generally accepted view regarding the NPPF and Local Plans, however, the NPPF does not I believe establish a presumption in favour of ANY development on a site. The presumption should be relevant and in context and character with the immediately surrounding environment. The proposed development by its very nature does not suit context or character of the site and the benefit of providing eight additional dwellings does not outweigh the significant detrimental impacts resulting from the proposals.

The Planning Statement states via an opinion the site is 'highly sustainable', however the Statement fails to demonstrate via documentary evidence how this so!

Within the Planning Statement the applicant seeks support via reference to the apartment development on the corner of Evesham Road & West Approach Drive and the development of the Pond House in Pittville Crescent. Both of these developments sit within sites of entirely differing characteristics and contextual relationships to that of the applicant site, particularly size and street scene and have differing adverse impact / benefit appraisals.

In summary the application fails to recognise or respect the character and is out of context with the surrounding environment. The application also, other than stating opinions, fails to demonstrate via documentary evidence many of the statements on which it relies. For these reasons I would request the application is refused.

2. Massing of the Development.

Within the peninsula previously described above existing development comprises a mix of single and two storey individual traditional residencies set within ample curtilages, each enjoying their own amenity space.

The application seeks to develop 9 apartments within a single block located centrally within the applicant site. The nature of the proposed design creates living accommodation at basement, ground, first and second (penthouse) levels with external amenity space at first and second floor levels.

The existing properties immediately adjacent to the proposed apartment block are a single storey bungalow to the west, a single storey bungalow to the north and a modest two storey Victorian lodge style building to the south west. By its very nature a structure of three storeys under flat roofs immediately adjacent to single and two storey accommodation under pitched roofs creates a relationship which is contrary to and not supported by the characteristics of the surrounding environment. See also comments under Amenity.

The proposed apartments have been arranged as one block and whilst this is located within the centre of the site and comprises differing materials the resultant lengths and heights of each elevation far exceed those of any of the surrounding buildings thus creating a massing effect that dominates the surrounding buildings.

In summary the massing of the development creates a detrimental impact on the adjacent dwellings and for this reason I request the application is refused.

3. Visual impact.

The dominant vistas of the applicant site are from Cleavelands Drive viewed northwards and from Evesham Road viewed westwards.

The view from Cleavelands Drive currently comprises a circa 1950's two storey residence of traditional design and construction. This is located within the street line and back from the road but parallel to the road. The application seeks to position a three story flat roofed block of 9 apartments within the centre of the applicant site. The massing characteristics of a three story block amongst single and two story residencies will create a dominant and detrimental visual impact to that which currently exists particularly as roof lines will be substantially different between the new and existing properties, and, whilst the positioning of the block within the centre of the site goes a little way to mitigating this there will be a detrimental influence over the existing street scene.

The view from Evesham Road currently comprises a mixture of poor quality hedgerow and trees. The application seeks to position the block of 9 apartments centrally within the Evesham Road elevation of the site. Again the massing and location within the site of the proposed three story development set amongst single and two storey traditional developments will have a detrimental impact on the existing vista. The roof line of the proposed structure will be particularly prominent when viewed from the Evesham Road.

The Planning Statement and the Design and Access Statement make reference to boundary landscaping being protected and enhanced, however, within the application documents there is no information as to how this will be achieved.

The 3D perspective views from both Huntsfield Close and Hillcourt Road appear to show considerable amounts of mature landscaping to the application site boundaries, however, there is no indication in terms of timescale as to when these views will be evident.

In summary the size and massing of the proposed development will have a detrimental impact on the existing vistas and street scene and whilst landscaping could to some extent mitigate the impact there is no indication within the application documents as to how or when this will be achieved.

For the above reasons I request the application is refused.

4. Traffic.

The application site lies at the southern tip of Cleavelands Drive adjacent to its junction with Evesham Road. Cleavelands Drive was originally laid out in the 1920/30's and with Cleavelands Avenue, Cleavelands Close and Huntsfield Drive forms a large cul du sac with the only access / egress being the junction with Evesham Road. Over many years developments (Huntsfield Close, Cleavelands Avenue, Cleevemont, top end of Cleavelands Drive, and the Chestnuts) have all been constructed, the result of which has been an incremental increase in localised traffic movements and increasing pressure on the Cleavelands Drive / Evesham Road junction. The pressure on this junction has now reached a stage whereby traffic is regularly backing up along Cleavelands Drive not only during morning peak periods but also periodically during the day. Further development of the size proposed with its resultant increase in traffic movements will only exacerbate the current situation.

The very real danger of this is the likelihood of increased accidents at this junction. See also comments under Design.

For the above reason I request the application is refused.

5. Design

The CBC Local Plan and the NPPF calls for proposed developments to be designed to the highest standards. This is a subjective statement and encompasses a far greater remit than just the visual appearance of buildings. The quality of the proposed design based on the information submitted is impossible to assess as there are no dimensions on any of the drawings, little or no specification notes or prominent design details and scant details regarding the external works, landscaping, energy efficiency, or sustainability.

Development Type.

The Planning Statement and the Design and Access Statement seek to portray the surrounding buildings to the applicant site and an eclectic mixture of building types and styles and within the DAS is a collection of photographs indicating high rise blocks of flats, periodic conversions, modernisations and townhouses. The scene portrayed, whilst it represents a picture of a far wide ranging area, does not represent the immediate vicinity of the applicant site or the adjoining properties which as has been stated previously are low rise (bungalows and houses) of traditional size, proportion and construction within generous heavily landscaped plots. The application fails to recognise the context and characteristics of the site and its immediate surroundings.

The submitted documents are inconsistent in their description as to how floors of development are proposed, the DAS in one part states 3 floors yet the drawings indicate basement, ground, first and second floors.

Car Parking Layout

The application seeks to provide 18 car parking spaces for a mixture of two and three bedroom residences within a single apartment block. Whilst the ratio of spaces to residencies appears at first sight to be adequate the number of residents living within the development will probably be far in excess of 18 and as a consequence the parking provision will be insufficient. A two bedroom apartment may contain 3 persons and a three bedroom apartment may contain 4 persons all of which could have cars.

In addition there is no provision for visitor parking within the development site.

The above will inevitably lead to parking on Cleavelands Drive adjacent to its junction with Evesham Road. The result of which will be localised congestion at a prominent road junction and may increase the instances of backing up onto Evesham Road by vehicles turning into Cleavelands Drive, a situation which already exists with cars parking to use the adjacent letter box facility. The Planning Statement seeks to address visitor parking by the use of Cleavelands Drive (not used by other residents who apparently have adequate on plot parking!), however, this statement hardly sits well with either the CBC Local Plan requirement for high quality design standards or indeed the DAS design objective to have *'no negative impact on the neighbouring properties'*.

Whilst it is stated within the DAS there is a park and ride facility in the vicinity it is I believe highly unlikely anyone visiting the proposed development will park at Cheltenham Race Course and either walk or take the local bus to visit the development.

Access and Egress.

The Planning Statement and the DAS state vehicular access to the site to be via the current access serving the site from Cleavelands Drive. However, the submitted documents fail to indicate whether the current access will be widened to facilitate simultaneous access / egress, whether any improvements to the visibility splays are proposed, whether or not the access is gated (as with the Chestnuts) etc etc. An external works site layout indicating the whole development site to a suitable scale appropriately annotated would have been helpful to understand the design intent.

Refuse Collection.

The Planning Statement proposes a refuse store located '*close to the main site access to Cleavelands Drive*', however, the proposed site block plan layout indicates a refuse store and cycle store approximately 2/3rds into the site on the western boundary. There are no details regarding the design of this store so it is impossible to ascertain if adequate provision has been made for bins or what type of bins are proposed ie standard 240 litre wheelie bins or 1100litre Eurobins both of which have different collection regimes. If bins are to be placed on the pavement prior to collection then a considerable number will have to be hauled a significant distance and back following servicing – an unlikely situation and one that does not sit well with the ethos of high quality design. Alternatively if Eurobins are proposed these will be extremely difficult to move by hand to the road side and thus will require the refuse vehicle to enter the site. It is not clear from the submitted drawings whether or not a refuse vehicle could easily track the car parking area thus enabling exit in a forward gear. This is an important safety issue requiring the proposed design intent to be proven.

Cycle Storage.

Cycle storage is combined with the refuse store the position of which on the site is outlined above. There are no details of the store so it is not possible to assess the storage capacity proposed or whether this caters for residents and visitors. Without further details it is impossible to assess whether the store aligns with the principles of 'Secure by Design' thus avoiding the very real threat of vandalism and theft of high value equipment. Further details should be provided.

Aesthetics / Elevational Treatment.

The DAS portrays the overall design concept of the proposed block as '*contemporary*', however, the submitted documents fail to establish exactly what this means or how it relates to the context / characteristics of the site. Whilst a small palette of external materials is to be applauded the success of the aesthetics will be dependent on the numerous design details employed on the external envelop of the building. As no details have been submitted it is impossible to state whether or not the design will accord with the Local Plan and DAS Design Objectives to be of the 'highest standards'.

Design Layouts.

The submitted documents state the scheme comprises 9 apartments made up of 2 and 3 bed units. Some of the units are constructed over two floors for example Flat 1 which has accommodation at both ground and basement level. Whilst there are no dimensions on the proposed plans (in fact there are no dimensions on any drawings!) the individual rooms forming each apartment do appear to be extremely generous in terms of floor area. For example Flat 1 appears (utilising the relative dimension for a single door opening of say 1m) to have a living room circa 8m(26 feet) x 7m(23 feet), in addition the kitchen dining, hall, wc, bedrooms, ensuites, wardrobes and study all appear extremely generous in area. It is further puzzling to understand why if each bedroom has an ensuite and there is a wc/cloaks serving the living accommodation a further family bathroom is required –presumably this serves the study!

This excessive use of floor space hardly sits well with sustainable high quality design and could 'inadvertently' result in Applications to sub divide in the future.

Amenity.

The amenity enjoyed by the residents immediately adjacent the proposed development is currently based on a single dwelling occupying the site. The development of an apartment block out of context with the surrounding properties will impact the amenity enjoyed as follows:

1. Visual.

1.1 The proposed block at three storeys above ground level will dwarf the existing low rise traditional residential development thus creating a detrimental visual impact

1.2 The proposed block will be visible from both Cleavelands Drive and Evesham Road for many years until landscape schemes mature again creating a detrimental visual impact in the short to medium term.

2. Environmental.

1.1 The proposed block will create activity and thus noise at ground, first and second floors due to the use of external balcony areas which will result in a severe impact on the quiet enjoyment experienced by the adjacent low rise individual properties.

1.2 Increased traffic movements into and out of the site will create noise disturbance to local residents throughout many parts of the day.

1.3 Lighting both within the proposed building and the car park areas will create a substantial increase in light pollution above that which currently exists.

1.4 External balcony areas at first and second floor levels will intrude on the privacy currently enjoyed by adjacent residents.

In summary for the deficiencies highlighted and the reasons stated above I request the application is refused.

6. Sustainability.

The Planning Statement and the DAS both state the site in terms of the wider environment to be highly sustainable yet no documentary evidence of this is included within the application.

Regarding sustainability of design, construction, and on-going maintenance the DAS states a number of goals (designed to far exceed current requirements of the Building Regulations, create a low energy demand house (?), make the building as carbon neutral as possible) but fails to state anywhere what standards will be achieved or indeed how the various goals will be achieved.

The submitted documents fail to demonstrate how the generally accepted ethos of sustainability will be achieved and as a consequence the scheme fails to meet the principles of high quality of design.

For the above reasons the application should be refused.

7. Landscape & Ecology.

The existing residential peninsula previously described provides a well established corridor of landscaping located mid way between Pittville Park to the south and open countryside to the north. Over many years the character of the landscaping has developed into mature garden areas with boundaries of established hedgerows interspersed with semi and mature trees all of which provides a haven for urban wildlife

The Planning Statement and the DAS both refer to a Tress Survey forming part of the application, however, on studying the tree survey this appears to relate to a previous refused application for development of the site. I would have thought an application of this nature deserved a project specific survey clearly setting out the intent relative to the currently proposed development.

There is no detailed landscape plan and only scant information contained on the Proposed Block Plan regarding design intent. It is therefore impossible to comment on the suitability of any proposed landscaping or to ascertain how the ecological characteristics of the site will be maintained and improved.

The use of bound permeable gravel for the hard landscaped areas is noted but no details of type, aggregate size, colour, texture have been submitted with the application. It is therefore impossible to assess the suitability of this material.

See also comments under Drainage.

8. Foul and Surface Water Drainage.

The existing dwelling discharges foul and surface water to a combined sewer located in Cleavelands Drive. The proposed development of 9 apartments will substantially increase the demand on this sewer which has on numerous occasions struggled to cope with the existing demand.

The DAS states surface water will be dealt with via a sustainable drainage system. Which in principle is to be applauded, however, the DAS further states that porosity tests have yet to be undertaken and it is believed local geology should be suitable for such a system. Having witnessed a number of local excavations over recent years the local geology is cirt a 300mm of topsoil overlying stiff blue clay the latter of which is not porous and as a consequence is not suitable for sustainable drainage systems to those noted in the DAS. In short the system soakaways will flood. The likelihood of soakaway flooding will be further exacerbated by the increased rainwater run off area of roofs and hard landscaped areas within the proposed scheme.

Within the landscape section the DAS states permeable bound gravel will be laid on a storage bed to reduce potential for surface water run-off. If this storage bed is intended as a

stormwater attenuation system then further details regarding storage capacities, discharge rates and locations and provision for surcharge should be provided to assess the systems suitability for this development.

The details of a sustainable drainage system are scant to say the least and the submitted documents fail to state how potentially contaminated water from car parking areas will be dealt with. There are also no details as to how proposed below ground lightwells will be suitable drained.

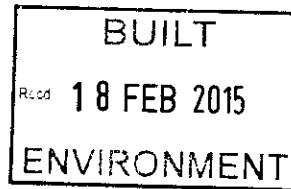
For the above reasons I believe the design is not of the highest standards and would request the application is refused.

9. Management of the Development.

The application makes no reference as to how the development will be managed / maintained into the long term. This has an impact on the amenity value of the local vicinity and is particularly important to ensure high standards of design, sustainability, secure by design principles are upheld and potential contamination issues are avoided both now and in perpetuity.

For the above reason I request the application is refused.

End.



4 Cleavelands Drive

Cheltenham

GL50 4PP

17 February 2015

Miss M Payne, Planning Officer

Cheltenham Borough Council

GL50 1PP

Dear Miss Payne

Your reference: 15/00202/FUL

I submit the following comments.

Traffic

The Planning Application section 10 Vehicle Parking states "proposed parking 20 car spaces" whereas in the Design and Access Statement section 5 it states "18 parking places". In light of the following comments I strongly suggest even further parking space is made available on site.

The Planning Statement section 5 "Proposed Development" states in section 5.5 "there is ample parking in the area". In reality the proposed vehicular access lies between a blind corner where number 5 Cleavelands Drive lies opposite a junction to Cleavelands Avenue and the sole exit from the estate to Evesham Road so therefore parking of more than one or two cars outside No. 3 would impede safe access to and from the estate. It may be tempting for vehicles to be parked on the grass verge opposite No. 3 but this would seriously detract from the amenity of the area. I note that outside the recently built nine town houses further into the estate there are commonly four or five cars parked on the road at any time of the day, or night.

In the Design and Access Statement section 5 "Scale of Development" attention is drawn to the "large park and ride car park" obliquely suggesting people would willingly use this facility. I express disbelief that a visitor would freely choose to take a five minute walk from a car park when a grass verge beckons from directly across the road.

I note an inaccuracy in the Statement where section 6 "Site Layout" specifies vehicular access to the site is from Cleeve View Road.

Visual Impact

In the Design and Access Statement section 2 "Site Analysis" there are eight photographs of buildings in the area.

I note this is a somewhat selective, and perhaps biased, choice which majors on rendered buildings whereas both No. 4 which is directly opposite the site and No. 1 which is adjacent to the site are in fact brick built. Additionally No. 6 is brick built.

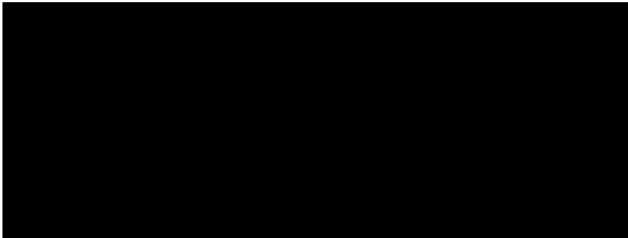
Subsection 6 of section 3 "Design Objectives" of the Statement purports to "Allow for the redevelopment of the site with no negative impact on the neighbouring properties". In fact the flats will be taller than the current house and have a larger footprint which will lead to some loss of privacy for the adjacent properties.

Amenity/Privacy

I note the Tree Survey appears to have been undertaken with specific reference to a previous planning application. I hope it will be possible for a larger number of mature trees and shrubs to be retained should this application be successful.

There is currently no access to the site from Evesham Road. Who owns the land adjacent to Evesham Road through which the proposed pedestrian access to the site will pass?

Yours sincerely



Ref: Planning Proposal No 15/00202/FUL
3, Cleavelands Drive, Cheltenham GL50 4QD-Objection

BUILT

Recd - 2 MAR 2015

We are writing to object with reference to the above planning application. ~~ENVIRONMENT~~ We believe the application should be refused for the following reasons.

1. The proposed plans reveal a property substantially at odds with the local neighbourhood. It has a large 'footprint' which will be visually intrusive into three neighbouring properties. Their privacy will be invaded by way of overlooking their windows and gardens and in addition light which they currently enjoy will be grossly impaired by the height and overbearing nature of the development. The new design shows a lesser number of apartments, but the cubic capacity does still look to be a similar internal space to the previous application, given there are now 4 storeys. The plans also seem to suggest some of these apartments to be very large and the possibility of sub division may be tempting. In such a case further pressure will be added to traffic, car parking and waste disposal bins etc. Not an attractive thought.
2. The design is ultra modern with a density that will be at odds with the neighbouring properties to such a degree that it must surely look like a blot on the landscape. It is by no means in similar vein to the other properties with which the developers are alluding to in their application.
3. It is difficult to tell from the two dimensional drawings exact distances from the adjoining properties but it does seem very close to all three. We would have thought that for a substantial development in a residential area of this nature, more detail in terms of three dimensional drawings and exact measurements would be required. Without these it is difficult to tell the accuracy. In some instances the eye can see some possible discrepancies for the Bungalow at No.3A and the Lodge house at No.1. as regards their location to the development.
4. With the experience of the Chestnuts development we can say with a high degree of certainty that on road car parking will occur with all the resulting problems of blockages and danger. 18 internal parking spaces will be insufficient. Other residents have commented on the safety issues which will occur on this narrow road. We are very surprised that the Highways Authority have felt able to object to the increased risk which will arise from additional cars using the road near the Evesham Road junction, not to mention the blind bend and two other junctions nearby. Looking at the earlier observations by them on the previous application it does seem as though their measurements are at odds with ours. A road width by them of 6.8 mtrs, we can only observe approx.5.4 mtrs. It is not possible for two cars to pass each other safely at this width with parked cars adjacent. We do feel that whatever the outcome of the planning application a Road Safety Report should be commissioned, for we can only foresee an accident waiting to happen if no road restrictions are applied.
5. The Tree Officer has commented that an 'awning' should be erected to protect trees and the cars from damage in the parking area nearest to Cleavelands Drive. This will run the entire length of the Cleavelands Drive border and create another eyesore from the roadside and from some of 'The Lodge' windows. No mention is made of the construction material or dimensions, but it will have to be at least 2.5 mtrs high!
6. We are aware of restrictive covenants applying on properties built in the area formerly known as The Cleavelands Estate which limit over development. We do not think these can be ignored even though they were initiated many years ago. We believe there are still legal issues to be overcome before any development can be undertaken.
7. The previous application was refused and one of the reasons was:-

"The proposal will also have an unacceptable impact on neighbouring amenity. The Scheme will give rise to unacceptable overlooking of adjacent properties by virtue of upper floor windows in close proximity to the site boundaries, but beyond that, the large mass of the buildings proposed will constitute an overbearing and oppressive form of development.

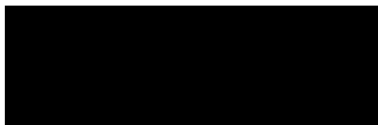
Accordingly the proposal is contrary to policies CP4 and CP7 of the Cheltenham Borough Local Plan (Adopted 2006) etc."

We can see nothing in the new application which seeks to address this comment and indeed in some respects it is worse, with the addition of balconies and more windows now overlooking two of the adjacent properties.

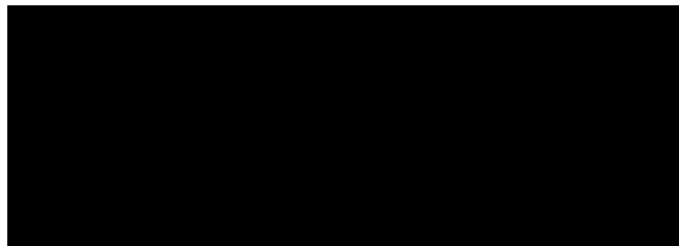
8. Should this application be granted then like many others in the neighbourhood we fear it will have a

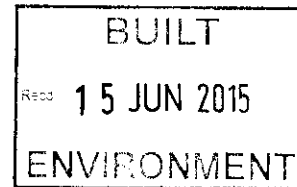
Domino affect for the whole of the Cleavelands Estate peninsula resulting in a scramble by developers for the other large plots. This will increase housing density even further with the resulting problems of access and traffic in addition to the total destruction of the Road's Character. We feel sure this is not what the original owners had planned and indeed why the restrictive covenants were initiated in the first place. An unacceptable precedent will be set.

For all the above reasons we request that this latest application be refused.



1, The Cleavelands Courtyard,
Off Cleavelands Drive
Cheltenham GL50 4QF





15th June 2015

Ref. Revised Planning Proposal No/1500202/FUL
3, Cleavelands Drive, Cheltenham GL50 4OD – Objection

We are writing to object once again, and further to our earlier letter, to this revised proposal.

It is still difficult to find any positives in this new application, other than some attempt to mitigate height and overlook, albeit minimal, of existing dwelling houses. The truth is that the proposed development with its balconies/terraces/windows still has an overbearing, intrusive and modernistic style far removed from the surrounding properties. It has no architectural appeal and would be more suitable as an office building on a trading estate.

The application states that design is subjective, but the attraction is in the eye of the beholder, which in this case is the neighbourhood, and quite frankly no neighbours we have met agree it meets any criteria that is easy to the eye. The architects/developers may feel it is suitable, but once such a building is complete they do not have to look at it for the rest of time. The subjective view of the many is that of a poorly designed oversized concrete block which will be a blot on the landscape.

It is worth noting a Report prepared for the Cleavelands Drive area by an Urban Design Manager at The Planning Dept, back in May 2008, in response to another similar application (Ref 08/00422/FUL subsequently refused),

The summary contains the following:-

'Para 24 Government Policy, whilst encouraging efficient re-use of previously developed land, also refers to a need to respond to context in designing new development-protecting and enhancing natural and historic environments and the quality and character of existing communities.

'Para25 It is considered that the area of concern has a character that is important in its context and that this character should be preserved. This is not to argue that no redevelopment is acceptable. However if redevelopment is to take place, it should relate positively to the character of the land as existing and seek to enhance that.'

There are 6 pages attaching to this report. The reference points on policy mentioned are in Paras 20 and 21 - PPS 1 &3, and CP3, CP7 from the local plan. We believe these are still current within the Local Plan.

The Refusal Notice dated 23rd December 2014 for the initial application sets out the issues as follows;

'Architecturally uninspiring, the proposal is of crude design, provides for a monotonous and unrelieved mass and bulk that will be an alien and incongruous addition to the locality. The proposal will also have an unacceptable impact on neighbouring amenity. The Scheme will give rise to unacceptable overlooking of adjacent properties by virtue of upper floor windows in close proximity to the site boundaries, but beyond that, the large mass of the building proposed will constitute an overbearing and oppressive form of development'

Reference points on Policy are CP4, CP7 of the Cheltenham Borough Local Plan (Adopted 2006), advice contained within the Councils adopted SPD titled 'Development on Garden Land and Infill Sites in Cheltenham (Adopted June 2009) and guidance set out within the NPPF particularly in Section7- requiring good design.

Other than some adjustments mentioned above there is nothing in the new application to suggest these aspects of refusal have been addressed

For this reason alone this fresh application should be refused.

(continued)


(continued)

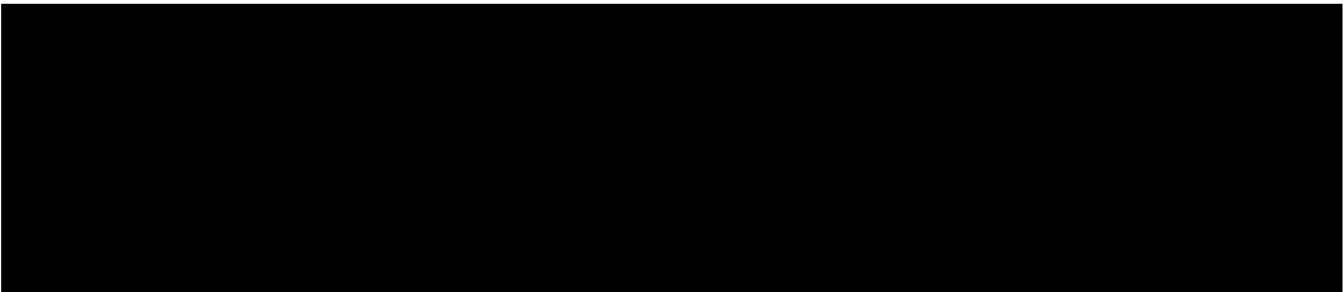
Other Considerations

1. The application shows only 18 car parking spaces. For 9 properties, when taking account of visitors, this is insufficient as the neighbourhood knows only too well from the Chestnuts development which continues to cause problems with on road parking.
2. We have been surprised at the lack of concern from the Highways agencies on the road safety aspect. We can only surmise their lack of objection arises from an assessment based on the plan alone. A site visit would quickly show the problem that will arise with any on road parking. One exit/entrance services over 200 dwellings at present. With parking allowed near a blind bend, with two road junctions and a further main road junction all occurring within 75/100 yards of the proposed development will be a recipe for disaster especially as the road at this point we believe to be only 5.5 metres wide. The writer has made several attempts to arrange with someone responsible from highways to visit, but so far with abject failure! This aspect is of real concern. An Independent Road Safety report should be commissioned.
3. The application indicates that the development meets the Sustainability Test. However there is no evidence to support this statement. How can a development of 9 properties with approx 20 people replacing one house previously occupied by two, equal sustainability. Eg .18 bathrooms?, 20 cars, Waste disposal?, Water consumption? Quality of build and design? This issue has not been proven, yet forms a part of the planning process assessment. On this aspect alone the application should be refused.
4. The plans as drawn suggest there is a possibility that sub division of apartments would not be too difficult to achieve at a future time, adding further pressure to car parking, noise, pollution etc.
5. Mention is made in the application comments that 'Precedent' has no relevance as each application is treated on its merits. This may be so, but they comment on other developments in the area to support this one! The reason why so many objections are in evidence is because the neighbourhood fully understood that the 'Chestnuts' development would set the precedent they now rely on and will continue to do so until Cleavelands Drive is turned into an area full of Apartments!

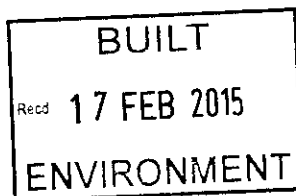
Summary

We have no objection to some form of development at this site, but the current proposals are inappropriate for the area. The design and density are too overbearing and are at odds with the surrounding houses. We must mention that the Architects panel as a Consultee holds similar views judging by its submission on file. Insufficient attention has been given to sustainability and the impact of road safety and in our opinion the application breaches the National and Local Planning Rules. For all the reasons outlined in this objection we believe this application should be refused.


 1, The Cleavelands Courtyard
 Off Cleavelands Drive
 Cheltenham
 GL50 4QF



Miss Michelle Payne
Planning Officer
Cheltenham Borough Council
Promenade
PObox 12
Cheltenham
Glos
GL50 1PP



131 Evesham Rd
Cheltenham
GL52 3AQ
16th Feb 2015

Dear Miss Payne.

My Objections to the Proposed Flats at 3 Cleavelands Drive.

*Thank you for your letter informing us of the intending construction of 9 Flats in place of one detached house. I have been living in this house for 40 years
These flats will be opposite to our house.*

*Thank you for enclosing the letter from Little Duncroft
I have read the letter and agree with all the points raised by them. In addition I have some of my own.*

1 Noise and Traffic

Traffic on the Evesham Rd is heavy but flows steadily. An influx of traffic to a part of Evesham Rd, (In front of our house), which has three lanes of traffic at times when a vehicle is turning into Hillcourt Rd, i.e passing either side of it, could slow traffic down. This could be very heavy traffic. The noise would be increased along with the fumes. It would make that bit of road in front of our house into a dangerous place, more than it is already.

2 Visual impact and Privacy

The four mature trees, across the Evesham Road from us, would provide some cover, but they have been 'strangled' by the ivy that was left to grow up them so they will have to be removed at some stage. We will then be in full view of at least eight windows, and different families living in all three levels.

Finally this is strictly not under your headings. I mention it because I have told no one about it, nor complained, because the matter was dealt with without any input from me. This is only for your information

I have had problems with surface water and sewers unable to cope. One manhole cover lifted and sewage over the Patio, downstairs toilet back filling, and streams of surface water pouring down the back garden and Evesham Rd like a river. Seven trent repaired the main drain and culvert in the Evesham Rd and that brought it to a level which we could handle. These events did not happen all at once

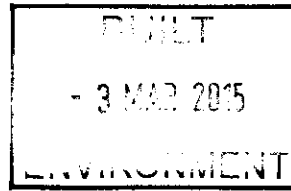
Thank you for your attention I hope this will aid you in making a decision

Yours sincerely

[Redacted signature]

Miss Michelle Payne
Planning Officer
Cheltenham Borough Council
Promenade
POBox 12
Cheltenham
Glos
GL50 1PP

131 Evesham Rd
Cheltenham
GL52 3AQ
2nd March 2015



Dear Miss Payne

Thank you for your second letter informing me of a revised submission from the developers. I have looked at their second proposal and I give some points which may help you to reach a decision. I hope this will be of some help.
I have copied a relevant section from my first letter

1 Noise and Traffic

1a

Traffic on the Evesham Rd is heavy but flows steadily. An influx of traffic to a part of Evesham Rd, (In front of our house), which has three lanes of traffic at times when a vehicle is turning into Hillcourt Rd, i.e. passing either side of it, could slow traffic down. This could be very heavy traffic. The noise would be increased along with the fumes. Accidents could happen. To my knowledge we have had only two accidents whilst I have lived here.

1b

They are now proposing a pedestrians way exiting onto this part of the road. How are they proposing to stop cyclists on foot and children using this entrance.

1c

All estates with an entrance at the front and parking round the back, park their cars in the road at the front.. In this case, Which roads are they going to be? Cleevlands Drive is one, Hillcourt Road and even the Evesham Rd maybe? Parking could be late at night. This makes two great roads, Hillcourt road and Cleevlands road consisting mainly of detached houses and bungalows 'messed' up in order to cram 9 homes in an area I consider to be totally unsuited for it.

1d

These are purely my own opinions. I am not qualified as an architect. I have not studied their plans closely. You will do that. I have looked at their proposals to see if I could give you some help in reaching a decision, from my experience living here, as I have, for 40 years. Cheltenham is a lovely place to live. It is the gateway into Cheltenham from the Midlands. and generally, thanks in the main to the way it has been looked after, we do not have 'traffic jams' even though at times traffic passes my house at one every 3 seconds but hardly ever stops. Somewhere, in the Developers submission, they describe it as a 'Boulevard'. Lets keep it that way. A lot of people use it especially when the races are on. It is unique. Regency houses and tree lined parks.

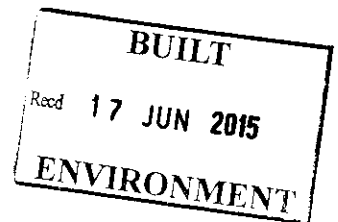
Maybe you can get the developers to satisfy the residents major concerns.


Yours sincerely


Miss Tracy Crews Head of Planning
Cheltenham Borough Council
Promenade

Attn Miss Michelle Payne Planning Officer

131 Evesham Rd
Cheltenham
GL52 3AQ
15 June 2015
your ref 15/00202/FUL



Dear Miss Tracy Crews My reply to your Letter dated the 27th May 2015
Re 3 Cleavelands Drive your ref 15/00202/FUL

Thank you for your third and fourth letters informing me of a revised submission and notice of appeal to the Secretary of State from the developers.

I have looked at their third proposal and the others submitted in 2015 for 9 flats. I give my reasons to objecting to this development which may help you with your discussions with the Planning Inspectorate.

In areas like Cleavelands, where detached houses and bungalows are the norm, the lives of people who live there, could all be 'messed' up in order to cram 9 homes into an area I consider to be totally unsuited for it.

These are purely my own opinions. I have looked at them from the effects they might have on peoples lives. especially if this kind of thing snowballed. It could release a monster, in my opinion, and Pittville and Cleavelands would be just part of history

1 Noise and Traffic and resultant higher CO₂ levels

A/. Traffic on the Evesham Rd is heavy but flows steadily. An influx of traffic from Cleavelands Drive to the Evesham Rd i.e the proposed exit for the 14/9 flats, has three lanes of traffic at times. This occurs when a vehicle is turning into Hillcourt Rd. At the moment this is free moving and not a problem. The fumes and dust levels are far from ideal as it is. At a time when the Government is aiming to reduce Carbon dioxide levels to reduce global warming so our children can live as we did as children, this proposal of 14/9 dwellings replacing one dwelling, crammed in between two single houses on a beautiful tree lined road, is a step in the wrong direction and in my opinion totally unnecessary. The governments aim is to provide affordable homes so that the young people can afford a home of their own and house the people living on the streets.

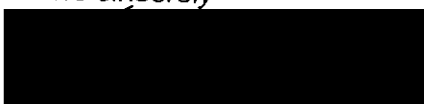
The proposed pedestrians way exiting onto this part of the Evesham Rd needs careful attention

B/. On Estates, where the entrance for parking is round the back, the owners park in the road at the front of the house. In this case Evesham Rd or Hillcourt Road It is doubtful they would park in the free parking space at the racecourse then walk back. Women especially at night. Daytime visitors might. I wouldn't for sure over night. In their previous submissions, it was stated that there will be insufficient parking and cars will have to be parked on Cleavelands drive, this being acceptable since the present owners all have off road parking!! You have the comments from the owners of properties on Cleavelands drive and their objections to it and I agree. with them. It highlights the unsuitability of replacing 14/9 dwellings in place of one.

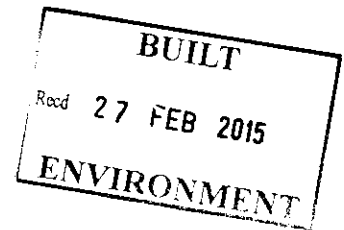
C/. I believe similar properties in the area had constraints placed upon them that the windows should be so designed that they did not overlook nearby properties. Are these constraints being applied to any development of this type because I would be overlooked by several families unless this and tree surgery be left until after any construction is complete and suitable replacements are in place and established.

Summarising, Cheltenham is a lovely place to live. We do not have uncontrollable traffic to get into the centre, most of the time anyway. thanks to the way for example, like the Evesham Rd, it has been carefully planned and the town centre is an excellent example. There are times when the traffic passes my house on the Evesham Rd at one every 3 seconds but hardly ever stops. Somewhere in the Developers submission I believe they describe it as a 'Boulevard'. Lets keep it that way. A lot of people use it, especially when the races are on, It is a great advert for Cheltenham. The Evesham Rd with its Regency houses and tree lined parks, coming into and out of the town, takes some beating.

Yours sincerely



**CORNERWAYS
HILLCOURT ROAD
CHELTENHAM
GLOUCESTERSHIRE
GL52 3JJ**



25 February 2015

Miss Michelle Payne
Planning Department
Cheltenham Borough Council
PO Box 12
Municipal Offices
Promenade
Cheltenham
Glos GL50 1PP

Dear Madam

Re Planning Application 15/00202/FUL

We object to Planning Application 15/00202/FUL on various grounds.

We are concerned about inaccurate information contained in the applicant's documentation:

- The Design and Access Statement mentions vehicular access in Cleeve View Road and shows obscured parking from this road. We don't know where Cleeve View Road is.
- The Site Layout, Block Plan and Revised Proposed Plans show 5 trees on the boundary of the site with Evesham Road. Several of these trees are to be felled.
- The Site Location Plan and Existing Block Plan by Coombes-Everitt Architects show incorrect positioning of the neighbouring bungalow 3A Cleevelands Drive in relation to the existing building and proposed block. The new apartment will therefore overlook windows and the rear garden of its neighbour more than the Plans show.
- The 3D Sketch Perspectives show views from Walnut Drive and Hillcourt Road when the building is obscured by trees. Few trees will remain to shield the stark outline.

Visual Impact

Housing in Cleevelands Drive and the relevant area of Evesham Road is predominantly of a traditional brick built construction and of a single or two-storey nature. The proposed design is of an angular three-storey apartment which will stand out from and tower above its neighbouring properties.

The Planning Statement suggests that a precedent for modern design and structure has been set in the apartment block at the junction of West Approach Drive and Evesham Road. This building mirrors the height of the Regency-style residences on the other side of West Approach Drive, and the high-rise apartment blocks adjacent, so this reference is irrelevant.

The Design and Access Statement says that it is important for the building to address Evesham Road. The 3D Sketch Perspectives show established trees with plenty of lush and well-maintained hedgerow masking a stark outline of the two- and three-storey apartments. The Proposed Plan shows five trees on the Evesham Road boundary, but the Tree Retention Plan shows only two remaining. It is not feasible to replant 3-storey-tall trees or low-rise screening quickly.

If the building is to be more than two storeys high, it should be built back in line with the other blocks/apartments on this side of Evesham Road. Cleevemont and Thoresby lie well back from the highway and are shielded by fences and trees. In fact, all properties fronting Evesham Road on both sides are shielded either by wrought iron fencing, wooden panelling, brick walls, dense shrubbery or trees.

Environmental Issues - Drainage

During periods of flash storm, we believe that garages in Cleevemont were flooded and the possessions contained in them ruined. Drainage in this area and on this side of the Evesham Road is therefore already a problem.

Whenever there is a period of heavy rain, the drains in Evesham Road are unable to cope. We face the development site on Evesham Road, and have on many occasions experienced the road drain flooding our system, causing our household drain from the front to back of our property to back up with sewage from other households. Water and sewage overflow from our back drain onto our patio, and I have to sweep away and dispose of visible items of a personal nature. The system might not be able to cope with basements, footings, the covering of land with concrete and hardstanding and more waste.

Traffic - Entrance and Exit

The development is allowing parking for eighteen vehicles. As the entrance to this site immediately exits onto a Class 4 road, close to a bend, a minor junction and a major junction (the only entrance to Cleavelands Drive) with a busy 30 mile-an-hour main road, the increase from the (possibly) four vehicles used by 3 Cleavelands Drive to eighteen is insupportable. This will be exacerbated during the building process when large vehicles and heavy machinery will be expected to enter and exit through a small gap with a sharp turning. This will be necessary so that the trees in this area are not damaged.

Traffic – Parking and Health

Although two parking places are allocated to each apartment, there is no general parking area for visitors or tradespersons. The likelihood is that these vehicles would need to be parked off-site. Cleavelands Drive cannot support such onroad parking, as it effectively turns the road into a single thoroughfare, as shown by the parking outside Chestnuts. Hillcourt Road has little parking and Evesham Road has chevron markings near this junction.

The Plans show that seven parking places are to the left of the site against the boundary with 3A Cleavelands Drive. This means that when these cars are starting up, driving in or out or manoeuvring to park, the neighbouring residents will inhale the exhaust fumes through their window.

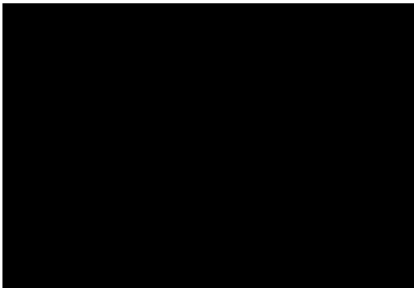
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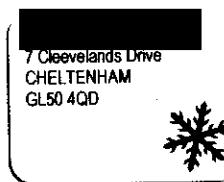
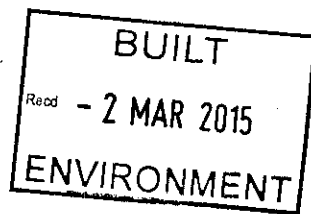
Overlooking

Proposed Elevations show a high level of fenestration to all sides of the building. The third floor apartment has patio doors and glass balustrading to enable open viewing by the occupants. This will seriously impact on the privacy of the neighbouring residents.

We would like to say that we do not object to redevelopment and refurbishment of properties, and we are happy if developers wish to build attractive homes with gardens in a style which suits the immediate environment. Most of the problems with traffic, parking and appearance are caused by over-ambitious plans for the site and a desire for maximum profit.

Yours faithfully





Mrs. Tracey Crews
Head of Planning
Cheltenham Borough Council
Municipal Offices
Promenade
Cheltenham

2nd March 2015

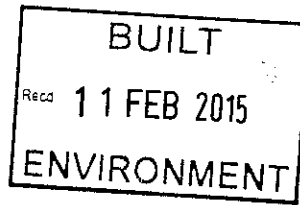
Dear Mrs. Crews,

Re: 15/00202/FUL
3 Cleavelands Drive, Cheltenham

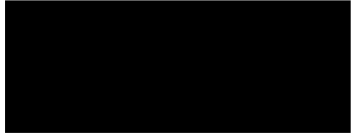
Apart from changing the personality of Cleavelands Drive; the cars which will be involved in a block of 9 flats will be endangering anyone trying to gain access to Cleavelands Drive coming off the Evesham Road. I have taken into account that some parking will be provided, however we are dealing with human beings who will be guided by convenience - the suggestion that visitors will leave their cars at the race course park & ride is laughable! I hope sanity will prevail in coming to a decision regarding this development.

Yours sincerely





Little Duncroft
Evesham Road
CHELTENHAM
GL52 3JN



CHELTENHAM BOROUGH COUNCIL PLANNING DEPT
Municipal Offices,
Promenade, Cheltenham,
Gloucestershire GL50 9SA

6/2/15

Dear Sirs

OBJECTION TO PLANNING APPLICATION REF ^{15/00202}~~15/00190~~/FUL

We are writing to object to the planning application above.

Previous applications, particularly an application for a low rise buildings next door to "The Drive House" Cleavelands Drive in 2006 was refused by yourselves on the basis that they were detrimental to the area. The present application is far more invasive and unattractive, appearing to be another large building which will directly overlook the the houses to the front and the two bungalows to the sides, ours included.

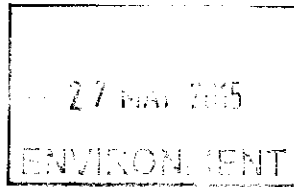
This is a quiet area and the ever increasing developments in the neighbourhood are undoubtedly causing more noise and congestion for the present residents. A case in point is the "The Chestnuts" development which has caused some considerable inconvenience to neighbouring residents, particularly with regard to the off road parking and increased traffic. The new development can only add to this as the parking provided will not be sufficient for the number of flats proposed and will inevitably lead to more congestion on what is a minor residential road.

The building design is obviously not in keeping with the surrounding houses. Again, we live in a bungalow next door to this site and have done so for over 30 years, enjoying the peacefulness of the grounds and the tranquility of the area. The height and closeness of the proposed flats will overlook our bedrooms directly, and will undoubtedly cause a great deal more noise and disturbance, let alone during the actualy construction of the property.

We sincerely hope that the Committee will once again refuse the application taking into account the type of properties adjacent to the site, the detrimental effect on current residents in the area and the inevitabel loss in value of the neighbouring properties.

Yours faithfully





Little Duncroft
Evesham Road
CHELTENHAM
GL52 3JN

CHELTENHAM BOROUGH COUNCIL PLANNING DEPT
Municipal Offices,
Promenade, Cheltenham,
Gloucestershire GL50 9SA

May 2015 (25th)

Dear Sirs,

Reference: 14/01730/FUL

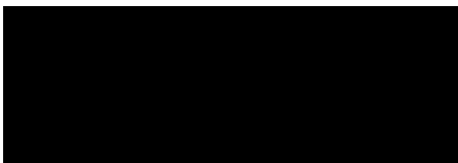
We refer you to our previous correspondence objecting to the development of a block of flats in Cleavelands Avenue. Whilst we appreciate that the latest plans have been amended to include a reduction in the number of flats, we still feel that this is a quiet area and the ever increasing developments in the neighbourhood are undoubtedly causing more noise and congestion for the present residents.

Again, we live in a bungalow next door to this site and have done so for over 30 years, enjoying the peacefulness of the grounds and the tranquility of the area. The height and closeness of the proposed flats will overlook our bedrooms directly, and will undoubtedly cause a great deal more noise and disturbance.

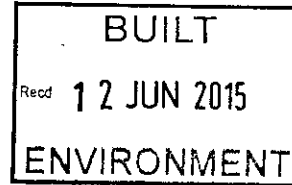
We are both in our mid eighties and are in increasing poor health; the thought of the construction of the flats so close to our property is causing us a great deal of unneeded stress and will undoubtedly have a detrimental effect on our lives.

We sincerely hope that the Committee will once again refuse the application taking into account the type of properties adjacent to the site, the detrimental effect on current residents in the area and the inevitable loss in value of the neighbouring properties.

Yours faithfully



Little Duncroft
Evesham Road
Cheltenham
GL52 3JN



TO Cheltenham Borough Council Planning Dept

Ref Application 15/00202/FUL

12/6/15

Dear Sirs,

We would like you to consider our objections to the above planning application.

Our property is located directly to the north of the proposed development, and being a bungalow will be overshadowed by the proposed block of apartments to our immediate south.

The proposed plan has no provision for garages, but open plan car parking which is entirely at variance with the detached properties in the immediate vicinity, and will certainly detract from the ambience of the area. Experience tells one that this sort of development with the odd van or caravan, especially on the entrance to an estate, will soon become an eyesore.

If development is to take place then it should be in the shape of 2 or 3 detached homes in keeping with the surrounding properties.

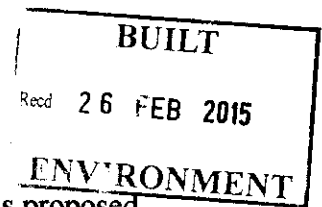
Yours sincerely

[Redacted signature]

[Redacted name]

[Redacted address]

**Planning Proposal No 15/00202/FUL
Re 3 Cleavelands Drive, Cheltenham, GL50 4QD—OBJECTION**



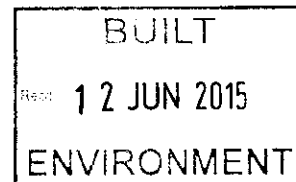
We write to express our strong objection to this latest planning application. This proposed development impacts greatly on our property and near neighbours. We will effectively be dominated in the majority of rooms in our house by the scale and design. Our objections centre upon the following:-

- 1) The Design Access Statement (DAS) states that the plans should allow for the redevelopment of the site with no negative impact on the neighbouring properties. This is not the case. The proposed plans represent an unacceptable over-development inappropriate for the site. The proposed design is overbearing and completely out of character and would dominate our modest sized Victorian Lodge house and the surrounding single storey properties.
- 2) The proposal is too large for the site and in its height and density is still a dominant 3 storey apartment block. It will look monstrous set against our house and the two neighbouring bungalows.
- 3) There will be a substantial loss of privacy due to overlooking. Our lounge, two bedrooms and garden will be overlooked due to the positioning and overbearing height and scale. We will be looking out upon rendered and tile clad walls and a large number of windows, some of full height size and balconies. Without some properly detailed plans, measurements and computerised pictures look at, we are at a disadvantage. Whichever way we try and understand distances, shape, detail etc on the plans the overall impact upon us is detrimental.
- 4) The Design Access Statement says that the hard standing which is required to ensure there are two parking spaces for each apartment is where the existing properties hard standing is located. This is not the case. The plans show 10 of the 18 parking spaces adjacent to our property on land that is currently largely laid to lawn. This will have an adverse impact on our property. Where our current outlook from lounge, kitchen, 2 bedroom windows is of lawn it would be over a car park with resulting loss of privacy and increased noise and disturbance.
- 5) There are car parking spaces for 18 cars, but it is of concern that within the application mention is made of on road parking for overflow and visitors. This is a narrow (cul-de-sac) road, serving over 200 properties, near a main road junction which already suffers from congestion at peak times as cars attempt to enter Evesham Road outside our property. When cars are parked even for very short periods, problems occur when vehicles have to overtake very near the main road turning. We need to point out that within a space of 100 meters approx. from the site entrance there are two side junctions, a blind bend and the main Evesham Road junction. This is a concern for us and all our neighbours. In our view there is serious highway safety issue already existing and the addition of more traffic flow will only make the problems worse.
- 6) There will be a significant increase in noise and disturbance from cars arriving and departing at all hours; external balcony areas; refuse and recycling disposal and collection; light pollution from within the building; car park and grounds.
- 7) This area has had problems with drainage in the past and this development will only serve to increase problems.

Summary

We are opposed to this development. It has nothing to recommend it at all. It will impact negatively, not only on us but neighbouring properties and the area as a whole which will have to suffer a large modern build out of context with the surroundings. The road safety issues have not been addressed and our property will be substantially overpowered.

[REDACTED] Cleeve Lodge, 1, Cleavelands Drive Cheltenham GL50 4QD
[REDACTED]




Planning proposal No 15/00202/FUL:

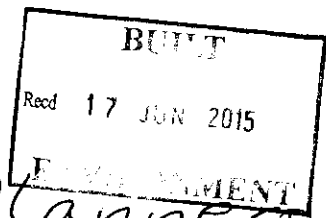
1 Cleevelands Drive, Cheltenham, GL50 4QD – OBJECTS

We wish to strongly object to the revised drawings for the above application. This is the third submission of plans and having commented on the previous sets of plans (see our previous comments May 2015) we see minimal change in the latest plans, our previous comments remain valid. In summary the revised proposed development would still have considerable negative impact as follows:

- The plans represent overdevelopment in scale, height and massing and is the wrong type of development for the site and area. It does not complement and respect the existing development in the area which is predominantly of bungalows and two storey properties.
- We will have a substantial loss of privacy due to overlooking of our back garden and patio area, clear glazed back door and some windows from windows and balconies. The drawings again don't provide enough detail and clarity on distances and where buildings are in relation to each other, however we can see that the overall impact upon us is detrimental.
- The development would have an unacceptable negative impact on the amenity of ours and other neighbouring properties. We would be adversely affected by a significant increase in noise and disturbance from: cars arriving and departing at all hours; external balcony areas; refuse and recycling disposal and collection; light pollution from within the building, car park and grounds.
- The plans show 9 of the 18 parking spaces adjacent to our property on land that is currently largely laid to lawn. This will have an adverse impact on our property. Where our current outlook from lounge, kitchen, 2 bedroom windows is of lawn it would be onto a car park with resulting loss of privacy and increased noise and disturbance.
- Highway safety remains a concern for us and all our neighbours. This is a narrow road near a busy junction. The site entrance is in close proximity to a blind bend. Overflow parking and increased traffic flow will worsen existing safety issues.
- This area has had problems with drainage in the past and this development will only serve to increase problems

We remain strongly opposed to a development of this type and scale as it is so out of context with the surroundings and with a particularly harmful and unacceptable impact on the properties immediately adjacent to it.





Chestnut Cottage
Cleeve Landr
Drive
Cheltenham
GL50 4QD

Dear CBC Planners,

I would like to strongly object to the planning application, Ref No. 15/00202/FUL concerning No 3 Cleeve Landr Drive.. We have lived on this road for 9 years now and always find that exit onto the Evesham Road a problem it can often get busy and becomes a danger to children crossing. We feel this development will not be in keeping with the lovely Road that it has become.

[REDACTED]

BUILT 15 Cleavelands Ave
Recd 25 FEB 2015 Cheltenham
Glos
ENVIRONMENT GL50 4PY

Dear Sirs

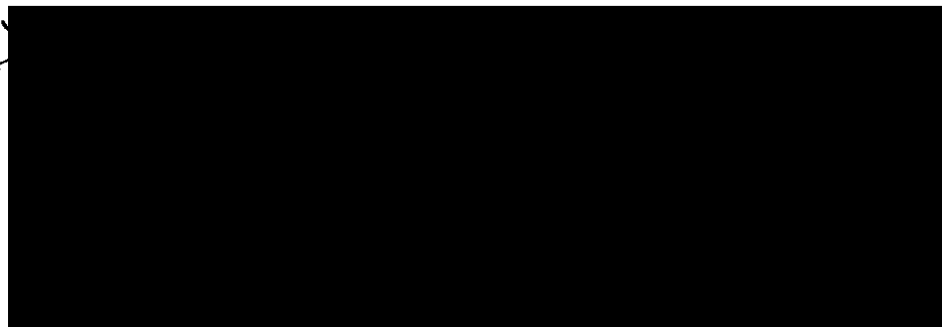
It was with dismay that we heard the developers had put in a second planning application for 3 Cleavelands Drive.

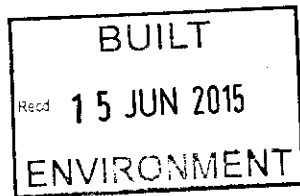
We object strongly to this development for several reasons, the first is the safety issue, the site comes onto a road with a blind bend and it would be a disaster waiting to happen, 9 apartments = at least 18 cars, will there be ample parking for these on the Site? I think not, so where will they and also their visitors park, on the road causing obstruction and more importantly Danger and I don't think the Residents of the Close opposite would be too happy that they would struggle to get out of their road.

Secondly Residents bought their properties in a quiet residential area they did not want apartments suddenly next to them, bringing with it all the noise of extra traffic, not being able to relax in their own gardens because of all the disturbance caused by such a project. The value of their property could also be badly affected, I ask you, would you want to lose value on your properties because of buildings being erected next door? The Drive, Ave and Close are lovely tree lined areas and for this to be altered by these plans is unthinkable.

I ask that before you make any decision you stop and think of what it would mean to the residents, many of whom have lived here for years. There are plenty of areas in Cheltenham that apartments would fit in without spoiling the beauty and nature of Cleavelands Drive.

Yours Faithfully





15 Cleavelands Ave
Cheltenham
Glos
GL50 4PY

Dear Sirs

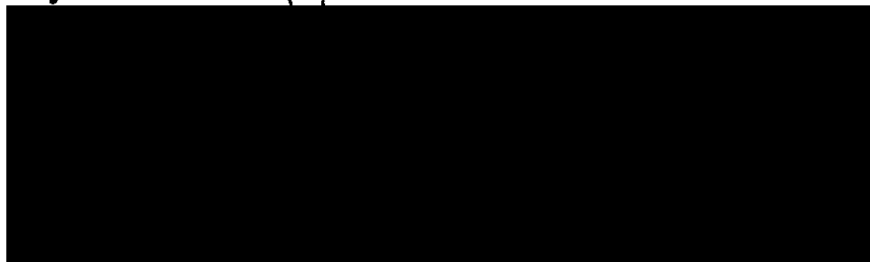
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I ask that before you make any decision you stop and think of what it would mean to the residents, many of whom have lived here for years. There are plenty of areas in Cheltenham that apartments would fit in without spoiling the beauty and nature of Cleavelands Drive.

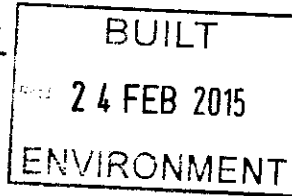
Yours Faithfully



Planning Application Ref No 15/00202/FUL.

[REDACTED]
10 CLEVELANDS CLOSE

CHELTENHAM GL504PZ



Dear sir

I'm writing to object to the development at 3 Cleavelands Drive. Firstly to knock down a beautiful house like that is a crime against architecture and secondly to allow flats on the corner, it is dangerous for so many cars coming out of there, and lastly you gave permission to build the Chestnut flats and now there is always four or five cars parked in the road. So if you really care about our town there is no way you should pass this development. Yours sincerely [REDACTED]

[REDACTED]
10 CLEVELAND CLOSE
CHELTENHAM GL504PZ

14 June 2015

BUILT
15 JUN 2015
ENVIRONMENT

Dear sir

I'm writing to object to the new application Ref No 15/00202/FUL to knock down a beautiful house and build out-of-character buildings so near the entrance to Evesham road.

Last time you gave permission to build the Chestnuts at the other end and now there is always four or five cars on the road, so I implore you to turn the application down.

Yours sincerely
[REDACTED]



72 Cleavelands Avenue,
Cheltenham GL50 4PS.

Monday 23rd February 2015

Cheltenham Borough Council

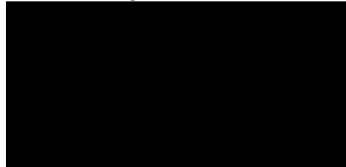
Dear Sirs,

I refer to planning application for the erection of two blocks of flats in Cleavelands Drive by William Morrison Estates dated 24th September, subsequently amended, on a site presently occupied by 3 Cleavelands Drive.

This is not a brownfield site. It is part of an owner occupied housing development of upwards of 200 houses. True, at one point blocks of flats from Evesham Road (near the roundabout) have intruded into Cleavelands Drive, and recently spawned the monstrosity of another block, but to allow two further blocks at another point would open the door to similar blocks springing up throughout the estate.

The time has come to ensure that the character of the entire neighbourhood is not destroyed. Cheltenham has character, but it is not entirely Regency. Other aspects of its character should received the same respect. I urge that this application should be rejected.

Yours sincerely



BUILT
Recd 27 FEB 2015
ENVIRONMENT

47 Cleavelands Drive
Cheltenham, GL50 4QD
26 February 2015.

Dear Sir/Madam

Proposed development at 3 Cleavelands Drive site into 9 apartments.

The surrounding area contains conventionally sized houses, bungalows and front gardens. The scale and appearance of 9 apartments on this site would look inappropriate and greatly increase density and traffic.

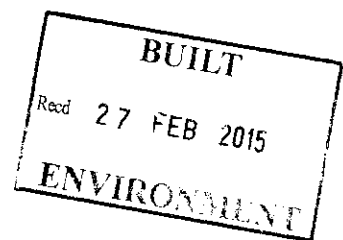
Another site (formerly "The Chestnuts" in Cleavelands Drive) was converted from one house & garden into 9 town houses. Although off-street parking has been provided, there have always been a number of parked vehicles outside at a dangerous spot for moving traffic. Vehicles filter from Cleavelands Avenue at a point where traffic is moving in opposite directions in Cleavelands Drive, just where the parked vehicles make it a potentially dangerous spot. Drivers travelling towards Evesham Road cannot see on-coming traffic and I understand there have been a number of near misses.

The proposed development would be replicating this situation and, by increasing density on this site, it will significantly increase the number of vehicles entering Cleavelands Drive at another dangerous position, owing to the close proximity of a blind bend. There is also traffic entering Cleavelands Drive from the other end of Cleavelands Avenue near this point which will only add to potentially dangerous situations involving extra traffic and the blind bend.

Yours faithfully



The Planning Officer
Cheltenham Borough Council.

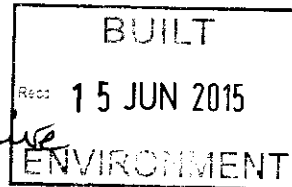


47 Cleavelands Drive
Cheltenham, GL50 4GD

11-06-2015

Dear Sir/Madam

Planning Application no. 15/00202/FUL
Proposed development at 3 Cleavelands Drive
into 9 apartments.




I repeat the objections contained in my letter
of 26.02.15.

The scale & appearance of 9 apartments on this site,
close to the Evesham Road, would look inappropriate
with the surrounding dwellings; greatly increase
density & traffic. There would be inevitably more
parking in the Drive, which has happened where
another dwelling has been converted into multi-
dwellings.

There is an issue regarding safety. Close to this
site, there is a blind bend. Also close to this
site, the vehicular exit from Cleavelands Avenue
emerges by the blind bend. At present,
approximately 220 households can only share
this one exit on to Evesham Road.

If permission were to be granted for this develop-
ment, it could be used as a precedent by
developers every time a dwelling with a decent sized
garden came on the market. The whole appearance
of Cleavelands Drive could be ruined by
unsympathetically designed/ugly blocks of flats, etc.
Appearance & Safety would suffer & cause
over-crowding for road users.

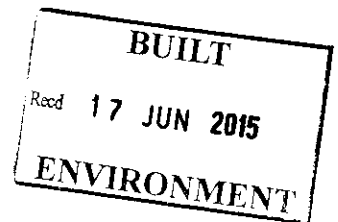
Yours faithfully


Cheltenham Borough Council Planners
Municipal Offices
Promenade
Cheltenham
GL50 1PP

Miss Tracy Crews Head of Planning
Cheltenham Borough Council
Promenade

Attn Miss Michelle Payne Planning Officer

131 Evesham Rd
Cheltenham
GL52 3AQ
15 June 2015
your ref 15/00202/FUL



Dear Miss Tracy Crews My reply to your Letter dated the 27th May 2015
Re 3 Cleavelands Drive your ref 15/00202/FUL

Thank you for your third and fourth letters informing me of a revised submission and notice of appeal to the Secretary of State from the developers.

I have looked at their third proposal and the others submitted in 2015 for 9 flats. I give my reasons to objecting to this development which may help you with your discussions with the Planning Inspectorate. In areas like Cleavelands, where detached houses and bungalows are the norm, the lives of people who live there, could all be 'messed' up in order to cram 9 homes into an area I consider to be totally unsuited for it.

These are purely my own opinions. I have looked at them from the effects they might have on peoples lives. especially if this kind of thing snowballed. It could release a monster, in my opinion, and Pittville and Cleavelands would be just part of history

1 Noise and Traffic and resultant higher CO₂ levels

A/. Traffic on the Evesham Rd is heavy but flows steadily. An influx of traffic from Cleavelands Drive to the Evesham Rd i.e the proposed exit for the 14/9 flats, has three lanes of traffic at times. This occurs when a vehicle is turning into Hillcourt Rd. At the moment this is free moving and not a problem. The fumes and dust levels are far from ideal as it is. At a time when the Government is aiming to reduce Carbon dioxide levels to reduce global warming so our children can live as we did as children, this proposal of 14/9 dwellings replacing one dwelling, crammed in between two single houses on a beautiful tree lined road, is a step in the wrong direction and in my opinion totally unnecessary. The governments aim is to provide affordable homes so that the young people can afford a home of their own and house the people living on the streets.

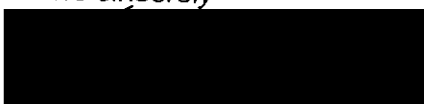
The proposed pedestrians way exiting onto this part of the Evesham Rd needs careful attention

B/. On Estates, where the entrance for parking is round the back, the owners park in the road at the front of the house. In this case Evesham Rd or Hillcourt Road It is doubtful they would park in the free parking space at the racecourse then walk back. Women especially at night. Daytime visitors might. I wouldn't for sure over night. In their previous submissions, it was stated that there will be insufficient parking and cars will have to be parked on Cleavelands drive, this being acceptable since the present owners all have off road parking!! You have the comments from the owners of properties on Cleavelands drive and their objections to it and I agree. with them. It highlights the unsuitability of replacing 14/9 dwellings in place of one.

C/. I believe similar properties in the area had constraints placed upon them that the windows should be so designed that they did not overlook nearby properties. Are these constraints being applied to any development of this type because I would be overlooked by several families unless this and tree surgery be left until after any construction is complete and suitable replacements are in place and established.

Summarising, Cheltenham is a lovely place to live. We do not have uncontrollable traffic to get into the centre, most of the time anyway. thanks to the way for example, like the Evesham Rd, it has been carefully planned and the town centre is an excellent example. There are times when the traffic passes my house on the Evesham Rd at one every 3 seconds but hardly ever stops. Somewhere in the Developers submission I believe they describe it as a 'Boulevard'. Lets keep it that way. A lot of people use it, especially when the races are on, It is a great advert for Cheltenham. The Evesham Rd with its Regency houses and tree lined parks, coming into and out of the town, takes some beating.

Yours sincerely



BUILT
Recd 16 JUN 2015
ENVIRONMENT



(12.6.15.)

83, CLEVELANDS AVE
49, CLEVELANDS AVE
CHELTENHAM
GLOS.

WE OBJECT TO PLANNING APPLICATION
15/00202/FUL FOR THE PROPOSED
DEVELOPMENT OF 9 FLATS ON THE SITE
OF NUMBER 3 CLEVELANDS DRIVE.

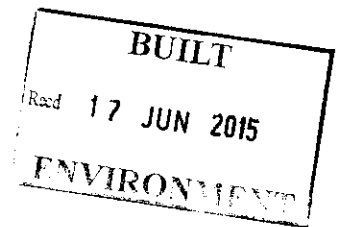
MY REASONS BEING :-

- ① A CHARACTER HOUSE + GROUNDS
+ COULD BE LISTED.
- ② INCREASED TRAFFIC + PARKING.
- ③ PRIVACY FOR NEIGHBOURING HOUSES.
- ④ ENTRANCE + EXIT TO EVESHAM ROAD
HEALTH + SAFETY ISSUE.
- ⑤ NOT IN KEEPING WITH THE
CHARACTER OF THE SURROUNDING AREA.

PLEASE REJECT THIS
APPLICATION



11 Cleavelands Avenue
Cheltenham GL50 4PY



[REDACTED]
16th June 2015

Cheltenham Borough Council Planners
Municipal Offices
The Promenade
Cheltenham GL50 1PP

Dear Planning Committee,

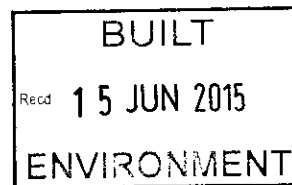
Planning Application Ref. No. 15/00202/FUL – 3 Cleavelands Drive

Regarding the above application I would like to make the following comments;

1. The proposed site is severely being over developed and although I do not agree with the demolishing of the current property if needs must should only be replaced with two superior properties with adequate off road parking.
2. If nine apartments are allowed then a possible eighteen further vehicles will need to have access onto the Evesham Road. Bearing in mind that traffic on the Evesham Road rarely sticks to the thirty miles per hour limit it will cause a traffic jam in the Drive at peak times as people try to filter onto the Evesham Road. Also being so close to the junction are yellow lines going to prohibit on road parking. We already have an over developed site on the former Chestnuts with owners parking on the road causing traffic flow problems. There is only one entry/exit out of the entire Cleavelands Estate for approximately 220 households.
3. There are sufficient apartments in the Drive – the former Chestnuts have certainly not enhanced the area and I feel that this is likely to be another blot on the landscape. Is it the view of the Planning Committee that as the properties between 3 Cleavelands Drive and the former Chestnuts come onto the market they are going to be grabbed by developers to over develop the area and saturate us with apartments. On other estates in Cheltenham there are restrictive covenants regarding over development of the land - a great shame this was not so on our Estate.

I hope these points will be taken on board and that consideration will be given to the current householders on this Estate.

Yours faithfully,
[REDACTED]



40 Cleevelands Avenue
Cheltenham
GL50 4PS

12th June 2015

Cheltenham Borough Planning Department
PO Box 12
Municipal Offices
Promenade
Cheltenham
GL501PP

Ref. Planning Application No. 15/00202/FUL

Dear Sir/Madam

I wish to object most strongly to this application for the following reasons:

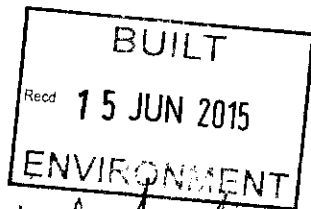
- (1) Size and scale of the development being out of keeping with the neighbouring properties and surrounding area.
- (2) Negative impact on the privacy for neighbouring properties.
- (3) Increased light and noise pollution.
- (4) Inadequate parking provision on site.
- (5) On-street parking on Cleevelands Drive, close to junction with Evesham Road and the blind corner on Cleevelands Drive.
- (6) Increased traffic on Cleevelands Drive.
- (7) Increased pressure on the current drainage / sewer services.

The rooms in the flats seem really large and have been designed in such a way as, once built, more bedrooms could be added or even broken up into bed sits or student accommodation thus impacting even more on all of the above. The site would be better used for conventional housing to the same scale and aesthetics as the surrounding buildings with adequate parking and gardens.

I sincerely hope this application will be refused.

Yours faithfully





6, Cleavelands Drive,
Cheltenham.

GL50 4PP.

Planning Application Ref. No. 15/00202/FUL

Dear Sir/Madam,

I am writing to express my dismay at the proposed development of No.3 Cleavelands Drive.

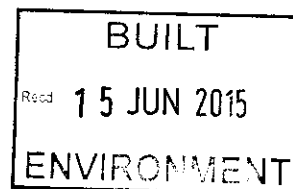
My main concern is the number of vehicles using the exit on to busy Evesham Road. At the present time, 220 households share this one exit and I am extremely concerned by the possibility of an increase in this number.

Please, consider the safety and concerns of the residents of the area.

Yours faithfully,



CBC Planners,
Municipal Offices,
Promenade,
Cheltenham,
GL50 1PP



2 Cleavelands Avenue,
Cheltenham,
GL50 4PS.

11 June 2015.

Dear Sirs,

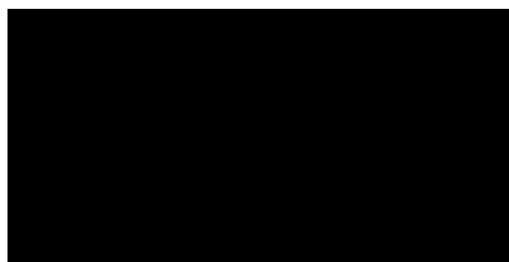
Re: Planning Application Ref.No. 15/qq202/FUL

The residents of Cleavelands Drive, Avenue, Close etc. have one exit on to the Evesham Road. Consequently, at certain times of day, it is extremely difficult to exit as there are very few drivers who are willing to let us into the stream of traffic, especially those who are heading into town. There are already enough cars and vans trying to exit without introducing more of them by building another block of apartments. If more building is to take place, then either a set of traffic lights or a roundabout will have to be placed at the junction with Evesham Road or, alternatively, a second exit must be made onto Paddocks lane. The pressure must be eased for the residents if this application goes ahead.

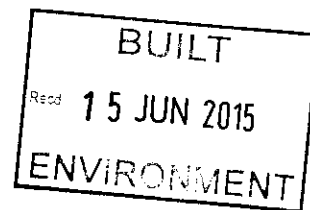
As both Cleavelands Drive and Cleavelands Avenue are quite narrow so that large vehicles, such as the waste disposal unit that comes round every week, have difficulty in getting past parked vehicles such as tradesman's vans. The introduction of more parked vehicles on these roads is going to lead to much difficulty, especially if they are anywhere near the blind bend at the top of the avenue. Even at thirty miles per hour, it would be impossible to avoid an accident with a car forced to drive on the opposite side of the road in order to get past. It is already a bit of a "dodgem's" area when visitors park in the road. Should there ever be a major fire in the area with lots of smoke, people unable to exit and fire appliances unable to get in, the result would be appalling.

I would ask you to please think very carefully before allowing more homes to be built in this area.

Yours sincerely,



26 Cleavelands Drive
Cheltenham
GL50 4QB



To Cheltenham Borough Council Planning Dept

Ref Planning Application 15/00202/FUL

Dear Sirs,

I would like you to consider my objections to the above planning application.

The proposed development is not the sort that should be located on a main road, or close to an amenity such as Pittville Park and the Pump Room.

The surrounding plots have covenants to restrict each plot to only have one house and garage on them, several planning applications for development have been denied because of this. Thus the character of the area is made up of individual detached houses and bungalows as laid out in the original design of the Cleavelands estate. The wishes of the local residents who have invested in their properties to live in a high quality area should be taken into account.

In 2005 / 2006 the council ordered a review of the Cleavelands estate and turned down an application to build a nursing home and development of Nos 7, 9 and 11 Cleavelands Drive, due to the unique nature of this area of Cheltenham. I would submit that this application has no merit when seen in context to that review of the area.

The existing development at 'The Chestnuts' (No 13) has been an unmitigated disaster as far as local residents are concerned, Cleavelands Drive is now a single track road with cars parked nose to tail creating a dangerous chicane.

In short any development of this site should incorporate 2 or 3 detached houses in keeping with those in the immediate neighbourhood.

Yours sincerely

